

Previous s.16 Applications at the Application Site (the Site)

Approved Applications

Application No.	Use(s) / Development(s)	Date of Consideration (RNTPC)
A/YL-SK/378	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	16.8.2024 (Revoked on 16.5.2026)
A/YL-SK/451	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Associated Filling of Land for a Period of 3 Years	8.5.2026

Similar s.16 Applications within the same “AGR” zone or straddling across the same “AGR” Zone and the adjoining “V” Zone on the OZP in the Vicinity of the Site in the Past 5 Years

Approved Applications

Application No.	Use(s) / Development(s)	Date of Consideration (RNTPC)
A/YL-SK/366	Renewal of Planning Approval for Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years	19.4.2024
A/YL-SK/458	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	11.9.2026

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 in **Appendix IV**.

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

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

2. Drainage

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

- no objection in principle to the proposed development from public drainage point of view provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected;
- 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 in **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, there are residential dwellings located within 100m from the boundary of the application site (the Site). The proposed use would not generate traffic of heavy vehicles nor involve dusty operation;
- there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are in **Appendix IV**.

4. **Fire Safety**

Comments of the Director of Fire Services:

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

5. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comments on the application from landscape planning perspective;
- based on the aerial photo taken in 2024 (**Plan A-3**), the Site was located in an area of rural inland plain landscape character comprising village houses, farmlands, warehouses, temporary structures, vegetated areas and tree clusters. The proposed use is considered not entirely incompatible with the surrounding environment;
- with reference to the aerial photo (**Plan A-3**), site photos (**Plans A-4a and A-4b**) and site visit conducted by their office, the Site was fenced-off and generally formed. Some portions of the Site were covered with wild plants and common tree species. As stated in the Application Form and the Planning Statement (**Appendix I**), no tree felling will be involved;
- in view of the above, significant adverse landscape impact arising from the application is not anticipated; and
- advisory comments are in **Appendix IV**.

6. **District Officer's Comments**

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

- no particular comment on the application; and
- his office has not received any comments from the locals upon close of consultation.

7. **Other Departments**

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

- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Director of Food and Environmental Hygiene;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) 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 application site (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;
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorised development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to resolve any land issues relating to the proposed use 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) on Lots 1326 S.A, 1326 S.B and 1326 S.C in D.D. 114 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD; and
 - (ii) the lot owner(s) shall apply to his office for Short Term Waiver(s) (STWs) to permit the structure(s) erected within the said private lot. 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 STW, 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 proposed use is temporary in nature, only erection of temporary structures(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that 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 (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by TD;
 - (ii) HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Kam Sheung Road, including the local tracks, if any; and
 - (iii) 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 Director of Environmental Protection that:
 - (i) the applicant shall follow the latest “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 proposed use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to the public, the applicant is required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;
- (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 the Fire Services Department (FSD) 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;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) that 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 Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that eight 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 should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the 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 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;
 - (iv) 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;
 - (v) 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; and
 - (vi) detailed comments under the BO will be provided at building plan submission stage; and
- (l) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department's (FEHD's) facilities shall be affected;
 - (ii) proper licence/permit issued by FEHD is required if there is/are any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. In accordance with the Public Health and Municipal Services Ordinance (Cap. 132) and the Food Business Regulation (Cap. 132X), a food business licence shall be obtained for any premises intended to operate the relevant type of food business (e.g. restaurant, food factory, fresh provision shop, etc.) listed in the Regulation. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the BD, FSD and PlanD for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (iii) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment (PPE), for example, a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-telling, an exhibition of any one or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary Place of

Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;

- (iv) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses; and
- (v) the applicant shall conduct, by all practical means, pest control measures to avoid infestation of pest including mosquitos and rodents at the site and its surroundings.

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月07日星期一 0:18
收件者: tpbpd/PLAND
主旨: A/YL-SK/466 DD 114 Shek Kong
類別: Internet Email

A/YL-SK/466
Lots 1326 (Part), 1327 A and 1327 B in D.D.114, Shek Kong
Site area: About 1,640sq.m
Zoning: "Agriculture"
Applied use: Shop and Services / ??? Vehicle Parking / **Filling of Land**

Dear TPB Members,

The ink is no sooner dried on the FAKE 425 Hobby Farm application than the operator has come clean with the real intention. The site is combined with 378, now showing to have been revoked on 16 May.

So 8 shops in the middle of fields with no vehicle access and no parking.

If TPB approves this then the board will demonstrate that it has abandoned all rational judgement.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 16 April 2026 4:17 AM HKT
Subject: A/YL-SK/451 DD 114 Shek Kong

A/YL-SK/451
Lots 1326 (Part), 1327 A and 1327 B in D.D.114, Shek Kong
Site area: About 820sq.m
Zoning: "Agriculture"
Applied use: Hobby Farm / **Filling of Land**

Dear TPB Members,

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

Strong Objection. The application is a carbon copy of 378 approved 16 Aug 2024 by the same applicant. The sites are adjacent.

NOTE THAT THE CONDITIONS FOR THAT APPLICATION HAVE NOT BEEN FULFILLED TO DATE

If the intention is genuine farming then the buildings proposed for 378 would be utilized for both operations as this would make commercial sense.

378 was streamlined and no questions asked.

However, members now have a duty to now ask for aerial images of the lots to see what actually is going on as 378 was approved almost two years ago.

Hopefully new members of the board actually read submissions and will demonstrate a more inquiring and logical mindset.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 18 July 2024 4:48 AM HKT
Subject: A/YL-SK/378 DD 114 Shek Kong

A/YL-SK/378

Lots 1326 (Part), 1327 S.B (Part) and 1327 S.C (Part) in D.D.114, Shek Kong

Site area: About 820sq.m

Zoning: "Agriculture"

Applied use: Hobby Farm / **Filling of Land**

Dear TPB Members,

Another first step in filling in land for other purposes. No genuine farming project would include so many structures masquerading as Education Rooms. Tools, etc could be stored in one unit, after all the site is not very large. Filling in over 300sq.mts, 40% of the site is excessive.

Application should be rejected as true intention is clearly some for of brownfield use.

Mary Mulvihill

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

(傳真 28770245 及郵遞)

反對元朗八鄉丈量約份第 114 約多個地段

擬議臨時商店及服務行業及相關填土工程(為期 3 年)

申請編號：A/YL-SK/466

執事先生/女士：

本人是元朗八鄉上村村民，就上述申請作強烈反對。

申請項目位於上村大嶺與杜屋村之間，佔地 1640 平方米，南邊毗鄰本村的葬區，安葬大量本村的先人。相關的申請項目定必帶來大量車流人流，對周邊安靜的環境造成極大滋擾。

申請地段的東邊是石上路，港鐵當年興建高鐵，在大嶺興建通風樓而修建石上路，在設計上出現排洪的問題，以致大嶺一帶的雨水跨越錦上路排入錦田河上村段出現樽頸位置，令大嶺與杜屋村一帶經常出現水浸。每逢暴雨，附近的居民惶恐不堪！相關的申請項目涉及填土工程，加劇周邊低窪地區的水浸程度，對附近居民構成災難性的影響！

本人懇請城市規劃委員會考慮上述申請對上村葬區造成的環境破壞，加劇周邊地方的水浸威脅，否決上述申請。

上村村民姓名：曾秀福

簽署：曾秀福

2026 年 9 月 日

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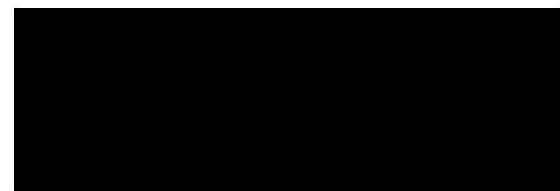
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本人懇請城市規劃委員會考慮上述申請對上村葬區造成的環境破壞，加劇周邊地方的水浸威脅，否決上述申請。

上村村民姓名：黎錦賢

簽署：黎錦賢

2026 年 9 月 日



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本人懇請城市規劃委員會考慮上述申請對上村葬區造成的環境破壞，加劇周邊地方的水浸威脅，否決上述申請。

上村村民姓名：

黎杏梅

簽署：

黎杏梅

2026 年 9 月 8 日

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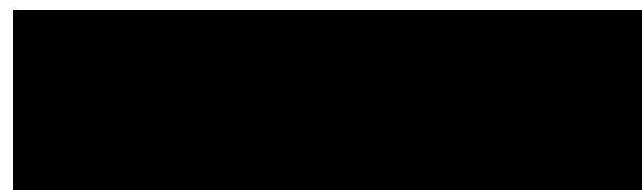
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上村村民姓名： 張國樑

簽署：

2026 年 9 月 日



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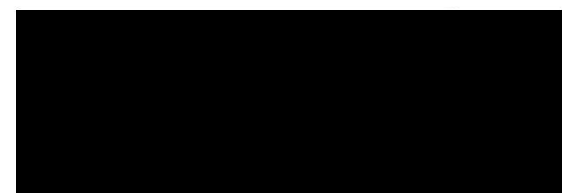
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本人懇請城市規劃委員會考慮上述申請對上村葬區造成的環境破壞，加劇周邊地方的水浸威脅，否決上述申請。

上村村民姓名： 梁偉光

簽署： [Signature]

2026 年 9 月 日



7

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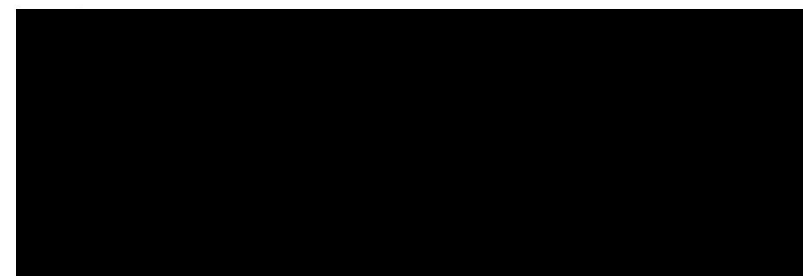
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本人懇請城市規劃委員會考慮上述申請對上村葬區造成的環境破壞，加劇周邊地方的水浸威脅，否決上述申請。

上村村民姓名：黎對風

簽署：黎對風



城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

(傳真 28770245 及郵遞)

反對元朗八鄉丈量約份第 114 約多個地段

擬議臨時商店及服務行業及相關填土工程(為期 3 年)

申請編號：A/YL-SK/466

執事先生/女士：

本人是元朗八鄉上村村民，就上述申請作強烈反對。

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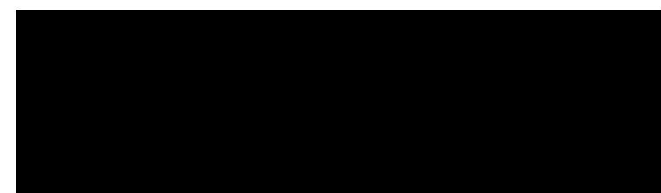
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上村村民姓名： 曾天和

簽署： Loen

2026 年 9 月 日



9

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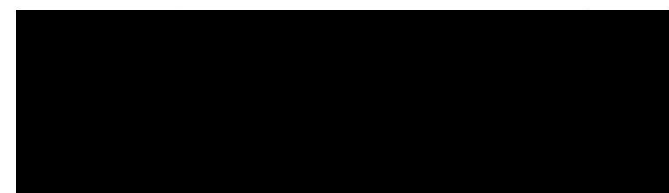
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上村村民姓名： 杜文傑

簽署： Tu

2026 年 9 月 日



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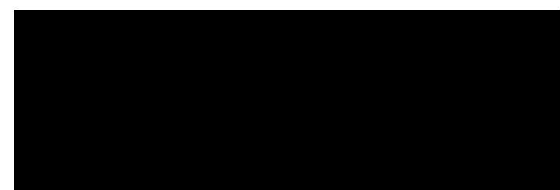
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上村村民姓名： 曾景熾

簽署： 曾景熾

2026 年 9 月 日



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11

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年09月11日星期五 7:30
收件者: tpbpd/PLAND
主旨: KFBG's comments on two planning applications
附件: 260911 s16 SK 466.pdf; 260911 s16 HT 28.pdf

類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two 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)

11th September, 2026.

By email only

Dear Sir/ Madam,

**Proposed Temporary Shop and Services and Associated Filling of Land for a Period
of 3 Years
(A/YL-SK/466)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Sheung Tsuen¹. According to the relevant government document¹, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document¹ also states:
 - *To implement the proposal on APAs, the Government plans to promulgate a "Policy Statement" to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the*

¹ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>

Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Sheung Tsuen). If it is not within APA, we also urge the Board to investigate with relevant authorities as to how close the Sheung Tsuen APA would be to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA¹ mentions the followings: *'As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective'*, we still would like the Board to consider our concern as stated above. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application.

5. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government. **Indeed, according to a newspaper article published in early April that included a response from the Director of Agriculture, Fisheries and Conservation, the review of the APA policy will be completed in 2026, and the 37 proposed APAs will entail no major changes in terms of location and size.**²

6. We urge the Board to reject this application as it is unlikely to be 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 (e.g., the filled area) after the planning permission expires and, if so, whether this should be set as an approval condition.

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

² <https://news.mingpao.com/pns/港聞/article/20260405/s00002/1775325102691/諮詢完成待修細節-漁護署料年內成事>