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

Approved Application

Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
A/YL-SK/374	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	5.7.2024 (revoked on 5.1.2026)

Similar s.16 Applications within the same "AGR" Zone 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/318	Proposed Temporary Shop and Services for a Period of 3 Years and Land Filling	26.11.2021 (revoked on 26.5.2023)
A/YL-SK/348	Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	8.12.2023 (revoked on 8.9.2024)
A/YL-SK/392	Proposed Temporary Shop and Services for a Period of 3 Years and Associated Filling of Land	20.12.2024
A/YL-SK/404	Proposed Temporary Shop and Services with Ancillary Workshop for a Period of 3 Years and Associated Filling of Land	28.2.2025
A/YL-SK/416	Temporary Shop and Services with Ancillary Workshop and Associated Filling of Land for a Period of 3 Years	20.6.2025
A/YL-SK/457	Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 3 Years	24.7.2026

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot(s) 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 in **Appendix IV**.

2. Traffic

Comment 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 in principle objection to the application from highways maintenance point of view; and
- advisory comments are in **Appendix IV**.

3. Drainage

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

- no objection in principle to the application from public drainage point of view;
- should the application be approved, approval condition(s) should be stipulated in the approval letter requiring the applicant to submit and implement the drainage proposal and to maintain the proposed drainage facilities to the Director of Drainage Services' or the Town Planning Board's satisfaction; 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 (FSIs) and water supplies for firefighting being provided to his satisfaction;
- advisory comments are in **Appendix IV**.

5. 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 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**.

6. 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 is located in an area of rural inland plain landscape character comprising village houses, farmlands, temporary structures, vegetated areas and tree clusters. Shek Kong Barracks is located to the north of the Site. The proposed uses are considered not entirely incompatible with the surrounding environment;
- with reference to the aerial photo (**Plan A-3**) and site photos (**Plan A-4**), the Site was fenced-off and formed. Some temporary structures and scattered pot plants were observed on it and has no tree on it; and
- in view of the above, significant adverse landscape impact arising from the application is not anticipated.

7. Aviation Safety

Comments of the Director-General of Civil Aviation:

- no comment on the application from the perspective of safeguarding the operations of the Hong Kong International Airport, based on the understanding that the maximum level of the proposed development is in general compatible with the building heights in the surrounding areas and will not exceed the Airport Height Restriction as prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301); and
- advisory comments are in **Appendix IV**.

8. District Officer's Comments

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

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

9. Other Departments

The following government departments have no objection to/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;
- Chief Building Surveyor/New Territories West, Building Department
- Project Manager (West), Civil Engineering and Development 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 unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;

(c) to resolve any land issues relating to the proposed development with the concerned owner(s) of the Site and the relevant adjoining private lot(s);

(d) 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 a Short Term Waiver(s) (STW(s)) to permit the structure(s) erected within the said private lot. The application for STW(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(s), 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 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 (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;

  (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) 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 Nam Hing West Road, including the local tracks; 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 (ProPECC PNs), in particular the ProPECC PN 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 public, the applicant may be 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 Chief Engineer/Construction, Water Supplies Department (WSD) that:

(i) existing raw water mains will be affected **(Plan A-2)**. It is noted that a structure is proposed at the east side of the Site. No structure shall be erected over the waterworks reserve (WWR) and such area should not be used for storage of materials or car-parking purpose;

(ii) the Water Authority and his and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the WWR are required to seek authorization from the Water Authority;

(iii) no trees or shrubs with penetrating roots may be planted within the WWR or in the vicinity of the water mains;

(iv) the cost of any necessary diversion works shall be borne by the applicant; and

(v) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;

(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 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;

(k) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) that some trees were observed outside immediately the Site periphery. Approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to the commencement of the works;

(l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

(i) it is noted that four 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 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 checking under the BO will be carried out at building plan submission stage; and

(m) to note the comments of the Director-General of Civil Aviation that:

(i) no part of any rooftop structures and construction equipment used during construction or for maintenance after the completion of the construction works, shall exceed the height restriction limits in relation to safeguarding the operations of the Shek Kong Airfield (i.e. around 29mPD);

(ii) the applicant shall note that all lights, including those installed during construction or for maintenance after the completion of the construction works, shall not be projected skyward and form a source of glare or in any way affect pilots in flight; and

(iii) the applicant shall give due consideration to the effect of aircraft downwash or turbulent airflow generated by aircraft operations to the proposed occupants, structures and/or any objects within and nearby the Site; and

(n) 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 his Department is required if there is any food business/catering service/activities regulated by the Director of Food and Environmental Hygiene (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 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 his Department is required if related place of public entertainment is involved. Any person who desires to keep or use any place of public entertainment 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 under the Places of Public entertainment (PPE) 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 Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;

(iv) in relation to the proposed use, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. The proposed development 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 shall arrange disposal properly at their own expenses; and

(v) the applicant shall conduct, by all practical means, pest control and measures to avoid infestation of pest including mosquitos and rodents at the Site and its surroundings.

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

參考編號
Reference Number: 261004-200445-04635

提交限期
Deadline for submission: 23/10/2026

提交日期及時間
Date and time of submission: 04/10/2026 20:04:45

有關的規劃申請編號
The application no. to which the comment relates: A/YL-SK/473

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

意見詳情
Details of the Comment :

本人是新界元朗八鄉蓮花地居民，就上述標題申請作出強烈和堅決的反對。因有關申請地段對八鄉蓮花地和上村黎屋村的居民和周圍環境有極之嚴重的影響！

在環境方面，申請地點位於石崗機場對面，之間只有一河相隔，鄰近亦有正進行耕種活動的農地，及申請地點周圍的設施並不完善，例如污水系統、排水系統、消防設備、車道闊度、燈光照明系統等。由此可見，此申請必定破壞本村的生態自然環境，進一步快速減少香港擁有的自然環境，周邊農地亦因污水系統及排水系統不完善而受到污水污染。而且，單程路面積狹窄，不可能讓5.5噸貨車及大型車輛進入，從而申請中提及興建上蓋構建物及填土工程並不可能！如強行進入必定破壞單程路兩旁的建築物，造成更多對環境的破壞！

在社會及文化方面，此申請地點較為偏僻，臨時商店及服務行業並無法發揮最佳作用，提供最佳服務給蓮花地和黎屋村周邊屋苑居民。因此，申請地點用作臨時商店及服務行業只會浪費土地資源。

在經濟方面，此申請所提供的就業機會並不多，只需要1名文員。由此可見，此申請並不能改善地區經濟和居民的生活質素。因此，此申請只會誤用土地資源，浪費地區土地資源。

另外，帳篷構建物的面積大約380尺，高度大約接近五米。這龐大的構建物並不能使用簡單的固定方法來牢牢固定，如遇上惡劣天氣，必定被吹掉及破壞，從而被吹掉的構建物會直接影響周邊環境，例如只有一河相隔的石崗軍營，甚至大機會吹至兩村密密麻麻的村屋範圍，直接破壞村屋建築物及傷害在路上的居民和車輛！

本人懇請城市規劃委員會重視八鄉蓮花地居民的意見，考慮接納訴求，否決上述標題申請，造福八鄉錦上路一帶居民！

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

參考編號 Reference Number:	261004-200705-22990
提交限期 Deadline for submission:	23/10/2026
提交日期及時間 Date and time of submission:	04/10/2026 20:07:05
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-SK/473
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. 郭漢全

意見詳情
Details of the Comment :

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在社會及文化方面，此申請地點較為偏僻，臨時商店及服務行業並無法發揮最佳作用，提供最佳服務給蓮花地和黎屋村周邊屋苑居民。因此，申請地點用作臨時商店及服務行業只會浪費土地資源。

在經濟方面，此申請所提供的就業機會並不多，只需要1名文員。由此可見，此申請並不能改善地區經濟和居民的生活質素。因此，此申請只會誤用土地資源，浪費地區土地資源。

另外，帳篷構建物的面積大約380尺，高度大約接近五米。這龐大的構建物並不能使用簡單的固定方法來牢牢固定，如遇上惡劣天氣，必定被吹掉及破壞，從而被吹掉的構建物會直接影響周邊環境，例如只有一河相隔的石崗軍營，甚至大機會吹至兩村密密麻麻的村屋範圍，直接破壞村屋建築物及傷害在路上的居民和車輛！

本人懇請城市規劃委員會重視八鄉蓮花地居民的意見，考慮接納訴求，否決上述標題申請，造福八鄉錦上路一帶居民！

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

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年10月23日星期五 1:35
收件者: tpbpd/PLAND
主旨: A/YL-SK/473 DD 112 Shek Kong

類別: Internet Email

Dear TPB Members,

374 for the FAKE hobby farm approved 5 July 2024 and no surprise revoked 5 Jan 2026. It is quite clear that the intention all along is brownfield. The site has already been filled in.

Now back with Shop and Services, as in the metal workshop originally applied for.

Expectations in view of all the pronouncements on law and order, blah, blah, would be that outright mendacity as shown in this string would not be tolerated.

The aplicaiton should be rejected.

Mary Mulvihill

From: [redacted]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, June 20, 2024 1:02:01 AM
Subject: A/YL-SK/374 DD 112 Shek Kong

A/YL-SK/374
Lot 453 S.A ss. 3 in D.D. 112, Shek Kong
Site area: About 168sq.m
Zoning: "Agriculture"
Applied use: Hobby Farm **/ Filling of Land**

Dear TPB Members,

357 withdrawn and back with the more easy peasy option, the good old HOBBY FARM.

Are TPB members that naive? Clearly the intention is brownfield. A hobby farm of this size would not be commercially viable.

Application should be rejected as Destroy to Nuild.

Mary Mulvihill

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

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 9 January 2024 3:19 AM HKT
Subject: A/YL-SK/357 DD 112 Shek Kong

A/YL-SK/357
Lot 453 S.A ss. 3 in D.D. 112, Shek Kong
Site area: About 167.2sq.m
Zoning: "Agriculture"
Applied use: Rural Workshop (Metalware) **/ Filling of Land**

Dear TPB Members,

Strong Objections. No history of approvals. Metalwork is polluting and would render it unfit for farming activity.

The intention is obviously to acquire approval for filling in the lot.

Application should be rejected.

Mary Mulvihill

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

參考編號 Reference Number:	261023-124830-85909
提交限期 Deadline for submission:	23/10/2026
提交日期及時間 Date and time of submission:	23/10/2026 12:48:30
有關的規劃申請編號 The application no. to which the comment relates:	A/YL-SK/473
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Ng

意見詳情
Details of the Comment :

反對！

有關土地現時已遭違規建築霸佔。有關地點已被破壞，不應該先破壞，後建設。不要用申請合理化違法行為。

安全隱憂，建議出售BBQ用品，再方便附近農地經營燒烤場，定必有後患，及嚴重影響原有農地發展原意。

沒有店舖/BBQ需求。附近村已有足夠店舖設施，而且有停車場。

違例泊車問題，沒有公共交通到達，店舖定必引起違泊。

上落貨亦會令區內交通惡化。

擬議建築物會影響生態，日常運作及廁所設施會產生污水，污染珍貴農地資源。

6米高的擬議高度亦為過分，完全不合理。

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

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年10月23日星期五 21:25
收件者: tpbpd/PLAND
主旨: KFBG's submissions on three planning applications
附件: 261023 s16 HTF 1207.pdf; 261023 s16 LFS 633.pdf; 261023 s16 SK 473.pdf

類別: Internet Email

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:
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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

23rd October, 2026. **By email only**

Dear Sir/ Madam,

Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (A/YL-SK/473)

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 Shek Kong[1]. According to the relevant government document[1], 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 document[1] 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

[redacted]

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., Shek Kong). If it is not within APA, we also urge the Board to investigate with relevant authorities as to how close the Shek Kong 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 APA[1] 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

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[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

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