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

參考編號 **Reference Number:**	261005-215100-89127
提交限期 **Deadline for submission:**	09/10/2026
提交日期及時間 **Date and time of submission:**	05/10/2026 21:51:00
有關的規劃申請編號 **The application no. to which the comment relates:**	A/YL-KTN/1238
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Mr Leung

意見詳情
Details of the Comment :

致城規會
如果當局批核該地段做臨時露天存放建築機械和材料村民會遇到以下問題請當局審慎考慮
1.該地段未經城規會批核已經改變用途，已經侵犯咗申請嘅容易
2.該地段當落大雨時有水浸嘅情況，當局有冇正視這個問題，一定有發生過，因為附近排水欠佳當大雨時去水不屑會有水浸物情況
3.該段路單程路如果有大型車出入會影響村民，再加上本村嘅道路設計欠缺維修同保養去到冶河路嘅十字路口告示牌經常比大車破壞，你可以向路政署查詢有關紀錄資料

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R-2

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年10月08日星期四 0:47
收件者: tpbpd/PLAND
主旨: Fwd: A/YL-KTN/1238 DD 109 Tai Kong Po Tsuen

類別: [redacted]

Dear TPB Members,

Rejected 24 July

DAFC did not support and no comment from DevB SO PlanD did not support.

The Site is subject to a planning enforcement action (No. E/YL-KTN/761) against unauthorized development (UD) involving storage use and use for place for parking of vehicles. Enforcement Notice was issued on 5.5.2026. Recent site inspection revealed that the Site was largely vacant.

Five public comments were received, including one from Kadoorie Farm and Botanic Garden Corporation, one from a group of nearby villagers/residents and three from individuals objecting to the application mainly on the grounds that the applied use is not in line with the planning intention of the "AGR" zone; there may be adverse traffic, drainage, environmental and ecological impacts on the surrounding areas; approving the current application would encourage "destroy first, build later" practice; and the Site falls within Category 3 areas under TPB PG-No. 13G without prior approval.

Objections of local villagers should be respected.

There is no justification to the review.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 25 June 2026 12:17 AM HKT
Subject: A/YL-KTN/1238 DD 109 Tai Kong Po Tsuen

A/YL-KTN/1238

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

Site area: 1,944m²

Zoning: "Agriculture"

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

Dear TPB Members,

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

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

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

Mary Mulvihill

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

Dear Sir/ Madam,

I refer to your email dated 28.2.2026.

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

Thank you for your attention in this matter.

Town Planning Board Secretariat

From: [redacted]

Sent: Saturday, February 28, 2026 3:09 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fwd: A/YL-KTN/1201 DD 109 Tai Kong Po Tsuen

Dear Secretariat,

Rejected 27 Feb

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

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

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

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

No support from DevB

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

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

Please clarify.

Regards

Mary

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 27 January 2026 2:59 AM HKT
Subject: A/YL-KTN/1201 DD 109 Tai Kong Po Tsuen

A/YL-KTN/1201

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

Site area: 4,600²

Zoning: "Agriculture"

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

Dear TPB Members,

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

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

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

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

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

The application should be rejected.

Mary Mulvihill

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R-3

tpbpd/PLAND

寄件者: [redacted]
寄件日期: 2026年10月09日星期五 15:50
收件者: tpbpd/PLAND
主旨: KFBG's comments on two planning applications
附件: 261009 s17 KTN 1238.pdf; 261009 s16 KTS 1135.pdf

類別: [redacted]

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

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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)

9th October, 2026. **By email only**

Dear Sir/ Madam,

Temporary Open Storage of Construction Machineries and Materials with Ancillary Facilities for a Period of 3 Years
(A/YL-KTN/1238)
(Review under Section 17)

1. We refer to the captioned.

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

> *(a) the proposed use with associated filling of land is not in line with the planning intention of the "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis; and*
>
> *(b) the proposed use with associated filling of land is not compatible with the surrounding land uses.*

3. We urge the Board to reject this application, as it is not in line with the planning intention of the Agriculture zone. The Board should also examine whether the current application still

[redacted]

involves “associated filling of land”, which formed part of the description of the previously rejected Section 16 application (No. A/YL-KTN/1238); if so, the potential environmental implications of such land filling should be carefully considered.

4. Should the Board decide to approve the application, we respectfully request that consideration be given to whether the site should be appropriately reinstated upon expiry of the planning permission, particularly if land filling is involved, and, if so, whether this should be set as an approval condition.

5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

[redacted]