

RNTPC Paper No. A/YL-KTS/1079B
For Consideration by
the Rural and New Town
Planning Committee
on 13.3.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/1079

- Applicant** : 香港工會聯合會
- Site** : Lots 602 S.B (Part), 602 S.C (Part), 602 RP, 603 S.C (Part), 603 S.D (Part) and 603 RP in D.D.106, Kam Tin, Yuen Long, New Territories
- Site Area** : About 2,426.90m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15
- Zoning** : “Residential (Group D)” (“R(D)”)
[Restricted to maximum plot ratio of 0.2 and maximum building height of 2 storeys (6m)]
- Application** : Temporary Vocational Training Centre (VTC) for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary vocational training centre (VTC) for a period of three years at the application site (the Site), which falls within an area zoned “R(D)” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by the applied use without valid planning permission (**Plans A-2 to A-4c**).
- 1.2 The Site is accessible from Kam Sheung Road (**Plans A-2 and A-3**). According to the applicant, the applied use involves a single-storey structure of not more than 6.5m in height with a total floor area of about 1,855.03m² for a VTC involving five workshops, a classroom, office, toilet and student resting area. The applied use provides a range of training courses such as metal works, metal scaffolding, painting, plastering, pipefitting, mandatory basic safety training courses etc. for the construction industry workers. Four parking spaces for private car for staff and visitors, and one parking space for light goods vehicle (LGV) for lorry hoisting training are provided within the Site. No vehicle exceeding 5.5 tonnes including container tractors/trailers will enter or be stored at the Site at all times. The applied use can accommodate a maximum of 200 persons. Portable toilets are proposed

within the Site. To minimise the potential environmental nuisance to the surrounding area, no drilling/ground breaking activities will be involved and brick walls of 3m in height are erected along the boundary of the Site. The structure is covered with metallic roof and potential noise emitting activities will be carried out within the fully enclosed areas of the structure equipped with soundproofing materials. Noise barriers will also be applied to the semi-enclosed areas when required. Training courses which may generate noise (e.g. metal works, metal scaffolding and welding works) will be carried out in daytime (from 9:00 a.m. to 5:30 p.m.). Evening lecture courses (from 5:30 p.m. to 10:30 p.m.) will be carried out indoor and no noise will be generated. The operation hours are from 8:00 a.m. to 10:30 p.m. daily, including public holidays. The site layout submitted by the applicant is at **Drawing A-1**.

- 1.3 The Site is involved in two previous applications (No. A/DPA/YL-KTS/72 and A/YL-KTS/878) for temporary workshop for assembly and manufacturing of computer cases and temporary VTC respectively (details in paragraph 5 below). The last previous application No. A/YL-KTS/878 was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 23.7.2021. Compared with the last approved application, the current application is submitted by the same applicant for the same use covering a smaller site with minor changes in layout and development parameters. A comparison of the major development parameters between the last application and the current applicant are summarized as follows:

| Development Parameters | A/YL-KTS/878 Previous approved application (a) | A/YL-KTS/1079 Current application (b) | Difference (b)-(a) |
|---|---|--|----------------------------------|
| Site Area | 2,756m ² (about) | 2,426.90m ² (about) | -329.1m ² (-11.9%) |
| Gross Floor Area | 1,877m ² (about) | 1855.03m ² (about) | -22.0m ² (-1.2%) |
| No. of Structure | 1 | 1 | No Change |
| No. of Storeys/ Max. Building Height | 1 (not more than 5m) | 1 (not more than 6.5m) | No Change (+1.5m) |
| Car Parking Space | 5 for private cars 0 for LGV | 4 for private car 1 for LGV | -1 +1 |

- 1.4 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments and Supplementary Information received on 17.6.2025, 25.6.2025 and 26.6.2025 respectively **(Appendix I)**
- (b) Further Information (FI) received on 13.10.2025* **(Appendix Ia)**
- (c) FI received on 3.2.2026* **(Appendix Ib)**
- (d) FI received on 5.2.2026# **(Appendix Ic)**

*accepted but not exempted from publication and recounting requirements

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- 1.5 On 15.8.2025 and 5.12.2025, the Committee agreed to defer making a decision on the application for two months each as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FIs at **Appendices I to Ic**. They can be summarised as follows:

- (a) The applied use is intended to meet the pressing need of vocational training for the construction industry. It can provide and enhance the skills of workers and contribute to the qualified workforce for the industry. The Site is a suitable location for the vocational training centre.
- (b) The training courses are recognised by the Construction Industry Council and Employees Retraining Board. Besides, the training centre can provide training courses for those unemployed or intended to join the construction industry to acquire the necessary skills.
- (c) In support of the application, the applicant has submitted drainage and fire service installations (FSIs) proposals.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is not a ‘current land owner’ but has complied with the requirement as set out in the Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by obtaining consents of the current land owners. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is currently not subject to any active planning enforcement action.

5. Previous Applications

- 5.1 The Site was involved in two previous applications (No. A/DPA/YL-KTS/72 and A/YL-KTS/878) for temporary workshop for assembly and manufacturing of computer cases and temporary VTC respectively. Application No. A/DPA/YL-KTS/72 was approved with conditions by the Board upon review in 1994 for a period of three years¹. Considerations of the application are irrelevant to the current application due to different use involved.
- 5.2 Application No. A/YL-KTS/878 submitted by the same applicant for the same temporary VTC use for a period of three years as the current application was

¹ The application was considered when the application site was zoned “Unspecified Use” on the then draft Kam Tin South Development Permission Area Plan No. DPA/YL-KTS/1.

approved with conditions by the Committee in 2021, mainly on the considerations that the temporary approval would not frustrate the long-term planning intention of the “R(D)” zone; the proposed use was not incompatible with the surrounding areas; the relevant government departments consulted generally had no adverse comment or their concerns could be addressed by approval conditions; and policy support was given for providing training to construction workers which could help enhancing the skill level of local construction workers and attract job changers to join the construction industry. The planning permission was subsequently revoked in 2022 due to non-compliance with approval conditions related to the submission and/or implementation of drainage and FSIs proposals. Compared with the last approved application, the current application involves minor changes as mentioned in paragraph 1.3 above.

- 5.3 Details of the applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.

6. Similar Application

There is no similar application within the same “R(D)” zone in the vicinity of the Site in the past five years.

7. The Site and Its Surrounding Areas (Plans A-1 to A-4c)

7.1 The Site is:

- (a) accessible from Kam Sheung Road; and
- (b) currently occupied by the applied use without valid planning permission.

7.2 The surrounding areas are rural in character comprising predominantly brownfield operations (including open storage/storage yards, warehouses and vehicle repair workshops), car services, vehicle showroom (with valid planning permission), office, VTC, scattered residential structures, a transitional housing development named Pok Oi Kong Ha Wai Village (with valid planning permission), office, restaurant, farm and vacant land.

8. Planning Intention

The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

9. Comments from Relevant Government Bureau/Departments

9.1 Apart from the government bureau as set out in paragraph 9.2 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in

the Recommended Advisory Clauses, if any, are provided in **Appendices III and IV** respectively.

9.2 The following government bureau supports the application:

Works Policy

9.2.1 Comments of the Secretary for Development (SDEV):

she supports the proposal submitted by Hong Kong Construction Industry Employees General Union, under the Hong Kong Federation of Trade Unions, to use the Site as a temporary VTC for providing training to construction workers, which can help enhancing the skill level of local construction workers and attract new talent to join the construction industry.

10. Public Comments Received During Statutory Publication Periods

On 27.6.2025, 17.10.2025 and 10.2.2026, the application and FIs were published for public inspection. During the statutory public inspection periods, three public comments were received, including one from the chairperson of the Ng Ka Tsuen Village Committee supporting the application mainly on the grounds that the applied use could address the pressing need for the construction industry's technical training, the applied use could benefit the shops nearby and would not cause environmental impacts to the surroundings; one individual objecting the application mainly on the grounds that the approval conditions related to fire services and drainage of the previous application No. A/YL-KTS/878 were not complied with; and one comment from the Aviation Club of Hong Kong, China expressing concern on the height of the applied use from flight safety perspective (**Appendix V**).

11. Planning Considerations and Assessments

11.1 The application is for temporary VTC for a period of three years at the Site zoned "R(D)" (**Plan A-1**). Whilst the applied use is not in line with the planning intention of the "R(D)" zone, according to the applicant, the application is to provide training courses for the construction industry workers and SDEV supports the application considering that the applied use providing training to construction workers can help enhancing the skill level of local construction workers and attract new talents to join the construction industry. Besides, there is also no known development proposal involving the Site. Approval of the application on a temporary basis would not jeopardize the long-term planning intention of the "R(D)" zone. In view of the above and taking into account the planning assessments below, there is no objection to the applied use on a temporary basis for a period of three years.

11.2 The applied use is considered not incompatible with the surrounding areas which are occupied mainly by brownfield operations, car services, vehicle showroom, office, VTC, scattered residential structures, transitional housing development, office, restaurant, farm and vacant land (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) considers that no significant landscape impact arising from the applied use is anticipated.

- 11.3 Other relevant government departments consulted, including the Chief Engineer/Mainland North of Drainage Services Department (CE/MN, DSD), Director of Environmental Protection, Commissioner for Transport, Director of Fire Services (D of FS), and Director-General of Civil Aviation (DG of CA), have no objection to or no adverse comment on the application. To address the technical requirements of concerned departments, appropriate approval conditions are recommended in paragraph 12.2 below. It is also recommended to advise the applicant to follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department to minimise possible environmental nuisance generated by the applied use on the surrounding areas.
- 11.4 The Site is the subject of an approved previous application No. A/YL-KTS/878 submitted by the same applicant for the same use as mentioned in paragraph 5.2 above. Whilst the planning permission under the previous application was revoked in 2022 due to non-compliance with approval conditions related to the submission and/or implementation of drainage and FSIs proposals, the applicant has submitted the relevant proposals in support of the current application and the proposals are considered acceptable by CE/MN, DSD and D of FS respectively. In this regard, sympathetic consideration may be given to the current application. Should the application be approved, the applicant will be advised that should he fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application.
- 11.5 Regarding the public comments mentioned in paragraph 10, the departmental comments and planning assessments above are relevant. In particular, DG of CA has no comment on the application and advises that the maximum level of the applied structure (i.e. below 6.5m) is in general compatible with the building heights in the surrounding areas.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10 above, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 13.3.2029. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval Conditions

- (a) the implementation of the accepted drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 13.12.2026;
- (b) in relation to (a) above, the submission of a site survey record of the existing and proposed drainage facilities implemented on the site within **9** months

from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 13.12.2026;

- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the implementation of the accepted fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 13.12.2026;
- (e) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (a), (b) or (d) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applied use is not in line with the planning intention of the "R(D)" zone, which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings, and also for low-rise, low-density residential developments subject to planning permission from the Board. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

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| Appendix I | Application Form with attachments and SI received on 17.6.2025, 25.6.2025 and 26.6.2025 respectively |
| Appendix Ia | FI received on 13.10.2025 |
| Appendix Ib | FI received on 3.2.2026 |
| Appendix Ic | FI received on 5.2.2026 |
| Appendix II | Previous Applications |
| Appendix III | Government Departments' General Comments |
| Appendix IV | Recommended Advisory Clauses |
| Appendix V | Public Comments |
| | |
| Drawing A-1 | Layout Plan |
| | |
| Plan A-1 | Location Plan |
| Plan A-2 | Site Plan |
| Plan A-3 | Aerial Photo |
| Plan A-4a to A-4c | Site Photos |

**PLANNING DEPARTMENT
MARCH 2026**