

Previous s.16 Application covering the Application Site

Approved Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/NE-KTS/524	Proposed Temporary Animal Boarding Establishment for a Period of 3 Years	21.4.2023

**Similar s.16 Applications within the same and another “REC” zone in the vicinity
of the Application Site in the past five years**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/NE-KTS/517	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years	31.03.2023 (Revoked on 30.12.2024)
2.	A/NE-KTS/532	Proposed Temporary Warehouse (Hardware Accessories) with Ancillary Office for a Period of 3 Years	19.04.2024
3.	A/NE-KTS/545	Proposed Temporary Warehouse (Hardware Accessories) with Ancillary Office for a Period of 3 Years	20.12.2024

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department:

- no objection on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot in D.D. 92 under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government land and the adjoining private lot. No right of access via Government land is granted to the Site. The applicant should make his own arrangements for acquiring access to the Site. The Government shall accept no responsibility in such arrangements;
- the private lot is covered by Short Term Wavier No. 1715 for the purpose of “animal boarding establishment” use with structures in a total built-over area not exceeding 461.2m² and a height not exceeding 9m (not more than two storeys); and
- advisory comments are at **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department:

- no comment on the application from highways maintenance perspective; and
- advisory comments are at **Appendix V**.

3. Fire Safety

Comments of the Director of Fire Services:

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

4. Environment

Comments of the Director of Environmental Protection:

- no adverse comment on the application from environmental planning perspective;
- no substantiated environmental complaint concerning the Site received in the past three years; and
- advisory comments are at **Appendix V**.

5. Drainage

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

- no objection to the application;
- the Site is in an area where no DSD's stormwater drain is available. The applicant shall submit and implement a drainage proposal for the Site to ensure that the applied use will not cause adverse drainage impact on the adjacent areas; and
- the Site is in an area where no public sewerage connection is available. The Environmental Protection Department should be consulted regarding the sewerage treatment and disposal aspects of the applied use and the provision of septic tank.

6. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- with reference to the aerial photo of June 2025, the Site is situated in an area of miscellaneous rural fringe landscape character comprising low-rise residential developments, village houses, golf course, temporary structures and tree clusters. The proposed use is not incompatible with the landscape setting in the proximity;
- with reference to the site photos taken on 10.4.2026, the Site was largely formed. Some temporary structures and self-seeded vegetation were observed on it. According to the applicant's submission, no tree felling will be involved; and
- advisory comments are at **Appendix V**.

7. Leisure

Comments of the Director of Leisure and Cultural Services:

- there is no known development project or facility for recreational uses at the Site; and
- no facilities, venues or roadside amenity area under his purview is identified to be affected.

8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site; and
- advisory comments are at **Appendix V**.

9. **Other Departments**

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

- Director of Agriculture, Fisheries and Conservation;
- Project Manager (North), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services;
- District Officer (North), Home Affairs Department;
- Commissioner of Police; and
- Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/North, Lands Department (LandsD) that the lot owner shall apply to his office for modification of Short Term Waiver (STW) No. 1715. The application for STW 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 structure(s) will be considered;
- (c) to note the comments of 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. 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;
- (d) to note the comment of Chief Highway Engineer/New Territories East, Highways Department (HyD) that HyD shall not be responsible for the maintenance of proposed access connecting the Site (i.e. Kam Tsin South Road and local tracks);
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
 - (i) it is noted that existing water mains will be affected (as shown on **Plan A-2** of RNTPC Paper No. A/NE-KTS/575) and the cost of any necessary diversion shall be borne by the applicant;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the center line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all time for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water mains; and
 - (iv) 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;
- (f) 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 his department 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;
- (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 Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval of any proposed tree works from the relevant department prior to the commencement of the works;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that six structures 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) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, it is UBW under the BO and should not be designated for any proposed use under the application;

- (v) 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;
 - (vi) offices shall be provided with prescribed windows in accordance with Regulations 30 and 31. of the B(P)R;
 - (vii) the headrooms (9m) of the single-storey structures (1) and (2) (i.e. warehouse) is considered excessive. They should be justified upon formal plan submission to BD;
 - (viii) the applicant's attention is also 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;
 - (ix) 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
 - (x) detailed checking under the BO will be carried out at building plan submission stage;
- (j) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

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

參考編號
Reference Number: 260427-142535-23635

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 27/04/2026 14:25:35

有關的規劃申請編號
The application no. to which the comment relates: A/NE-KTS/575

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. HAU FUK TAT SIMON

意見詳情
Details of the Comment :

本人為金錢村代表，由於申請的地點，必須經過「金錢南路」，一道窄狹小徑，事實上該小徑只能供村民日常出入之用，現時道路已經常損毀，修補多次。倘若再提供予貨車出入，儘管是小型貨車，因五金零件屬重型貨物，造成道路負荷過量，損毀會更加嚴重，影響村民日常生活。以及，貨車流量增多，造成交通擠塞，影響交通暢通。

該處為鄉郊地區，民風純樸，在區內設有貨倉及寫字樓，會造成人流複雜，出現治安問題，使村民憂慮。

申請用作臨時倉庫、露天存放五金材料和雜物，會影響附近居民及環境的整潔及衛生。

因此，本人強烈反對上述申請。

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

參考編號 260427-142924-03298
Reference Number:

提交限期 02/05/2026
Deadline for submission:

提交日期及時間 27/04/2026 14:29:24
Date and time of submission:

有關的規劃申請編號 A/NE-KTS/575
The application no. to which the comment relates:

「提意見人」姓名/名稱 先生 Mr. HAU TIM KAU
Name of person making this comment:

意見詳情
Details of the Comment :

本人為金錢村代表，由於申請的地點，必須經過「金錢南路」，一道窄狹小徑，事實上該小徑只能供村民日常出入之用，現時道路已經常損毀，修補多次。倘若再提供予貨車出入，儘管是小型貨車，因五金零件屬重型貨物，造成道路負荷過量，損毀會更加嚴重，影響村民日常生活。以及，貨車流量增多，造成交通擠塞，影響交通暢通。

該處為鄉郊地區，民風純樸，在區內設有貨倉及寫字樓，會造成人流複雜，出現治安問題，使村民憂慮。

申請用作臨時倉庫、露天存放五金材料和雜物，會影響附近居民及環境的整潔及衛生。

因此，本人強烈反對上述申請。

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

參考編號
Reference Number: 260427-143803-75088

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 27/04/2026 14:38:03

有關的規劃申請編號
The application no. to which the comment relates: A/NE-KTS/575

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. HAU CHI KEUNG

意見詳情
Details of the Comment :

本人為北區區議員暨上水區鄉事委員會主席，由於申請的地點，必須經過「金錢南路」，一道窄狹小徑，事實上該小徑只能供村民日常出入之用，現時道路已經常損毀，修補多次。倘若再提供予貨車出入，儘管是小型貨車，因五金零件屬重型貨物，造成道路負荷過量，損毀會更加嚴重，影響村民日常生活。因貨車流量增多，造成交通擠塞，影響交通暢通。

該處為鄉郊地區，民風純樸，在區內設有貨倉及寫字樓，會造成人流複雜，出現治安問題，使村民憂慮。

因此，本人強烈反對上述申請。

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

參考編號
Reference Number: 260427-101934-72204

提交限期
Deadline for submission: 02/05/2026

提交日期及時間
Date and time of submission: 27/04/2026 10:19:34

有關的規劃申請編號
The application no. to which the comment relates: A/NE-KTS/575

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. HAU CHIU WAN

意見詳情
Details of the Comment :

由於申請的地點，必須經過「金錢南路」，一道窄狹小徑，事實上該小徑只能供村民日常出入之用，現時道路已經常損毀，修補多次。倘若再提供予貨車出入，儘管是小型貨車，因五金零件屬重型貨物，造成道路負荷過量，損毀會更加嚴重。以及，貨車流量增多，造成交通擠塞，影響村民日常出行。

該處為鄉郊地區，民風純樸，在區內設有貨倉及寫字樓，會造成人流複雜，出現治安問題，使村民憂慮。

申請用作臨時倉庫、露天存放五金材料和雜物，會影響附近居民及環境的整潔及衛生。

因此，本人強烈反對上述申請。

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

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-KTS/575

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

由於申請的地點，必須經過「金錢南路」，一道窄狹小徑，事實上該小徑只能供村民日常出入之用，現時道路已經常損毀，修補多次。倘若再提供予貨車出入，儘管是小型貨車，因五金零件屬重型貨物，造成道路負荷過量，損毀會更加嚴重。以及，貨車流量增多，造成交通擠塞，影響村民日常出行。

因此，本人強烈反對上述申請。

「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

2026.4.15

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
 寄件日期: 2026年04月30日星期四 1:10
 收件者: tpbpd/PLAND
 主旨: A/NE-KTS/575 DD 92 Kam Tsin Village Rec
 類別: Internet Email

A/NE-KTS/575

Lot 2205 RP (Part) in D.D.92, Kam Tsin Village, Kwu Tung South

Site area: About 1,020sq.m

Zoning: "Recreation"

Applied use: Warehouse / 1 Vehicle Parking

Dear TPB Members,

So the clearly FAKE ABS application 524 was approved and the operator went ahead with the real intention, brownfield.

And now its back with the real deal. And of course this will be approved.

Another example of the Three Monkey charade that the planning process has been reduced to.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 24 March 2023 2:52 AM HKT
Subject: A/NE-KTS/524 DD 92 Kam Tsin Village Rec

A/NE-KTS/524

Lot 2205 RP (Part) in D.D.92, Kam Tsin Village, Kwu Tung South

Site area: About 1,020sq.m

Zoning: "Recreation"

Applied use: Animal Boarding Establishment / 1 Vehicle Parking

Urgent Return receipt Expand Group Restricted Prevent Copy

Dear TPB Members,

Strong objections. There are a number of trees on the site but no mention of how many to be felled.

The plan is to fill in more than 50% of the site.

This has all the appearance of an application with "Destroy to Build" intention, as is the case with most ABE applications that eventually fail to fulfill conditions.

Mary Mulvihill