

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KTS/575

- Applicant** : Grand Dragon Capital Investment Limited represented by Allgain Land Planning Limited
- Site** : Lot 2205 S.B in D.D.92, Kam Tsin Village, Kwu Tung South, Sheung Shui
- Site Area** : About 1,020m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/22
- Zoning** : “Recreation” (“REC”)
- Application** : Temporary Warehouse (Hardware Accessories) with Ancillary Office for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary warehouse (hardware accessories) with ancillary office for a period of three years at the application site (the Site), which falls within an area zoned “REC” 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 fenced-off, hard-paved, erected with some temporary structures and used for the applied use without valid planning permission (**Plans A-3 and A-4**).
- 1.2 The Site is accessible from Kam Tsin South Road via a local access with an ingress/egress point at the eastern part of the Site (**Plans A-2 and A-3**). According to the applicant, the applied use, with a total floor area of about 489m², involves two single-storey structures (with height of not more than 9m) for warehouse of hardware accessories, two 2-storey structures (about 6m in height) as site office, security and surveillance camera room and reception and storage room, and two single-storey structures (about 3m in height) for toilet and meter room. One loading/unloading space for light goods vehicle will be provided at the Site. No storage of large hardware/scrap iron or workshop activities will be carried out at the Site at all times. No felling of tree is or will be involved for the applied use. The operation hours will

be from 8:00 a.m. to 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The layout plan submitted by the applicant is at **Drawing A-1**.

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

- (a) Application Form with attachments received on 25.3.2026 (Appendix I)
- (b) Further Information (FI) received on 12.5.2026[#] (Appendix Ia)

[#]accepted and exempted from publication and recounting requirements

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FI at **Appendices I to Ia**, and can be summarised as follows:

- (a) The Site is involved in one previous approved planning application for temporary animal boarding establishment and all the approval conditions had been complied with. The applicant now proposes to use the Site for warehouse to meet the increasing demand for such use and to accommodate open storage/port back-up uses affected by Yuen Long South New Development Area (NDA) and Hung Shui Kiu/Ha Tsuen NDA developments in general.
- (b) The applicant has liaised with the owner of the private lot where the proposed access is located.
- (c) There are similar approved applications for warehouse use within the same “REC” zone.
- (d) The applied use would not involve any tree felling or cause any adverse environmental impact on its surroundings.
- (e) The applied use is temporary in nature and would not jeopardise the long-term planning intention of “REC” zone.

3. **Compliance with the ‘Owner’s Consent/Notification’ Requirements**

The applicant is the sole “current land owner” of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

4. **Background**

The Site is not subject to any planning enforcement action.

5. **Previous Application**

The Site is the subject of a previous application No. A/NE-KTS/524 for proposed temporary animal boarding establishment for a period of three years submitted by the same applicant of the current application which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in 2023. Considerations of this previous application is irrelevant to the current application due to different use involved. Details of the previous application are summarised at **Appendix II** and its location is shown on **Plan A-1**.

6. **Similar Applications**

There are three similar applications (No. A/NE-KTS/517, 532 and 545) for temporary warehouse with ancillary office within the same and another “REC” zone in the vicinity of the Site in the past five years, and applications No. A/NE-KTS/532 and 545 were submitted by the same applicant as the current application. The three applications were approved with conditions by the Committee between 2023 and 2024 mainly on the considerations that the proposed use was not incompatible with the surrounding areas; approval of the application on a temporary basis would not frustrate the long-term planning intention of the “REC” zone; the proposed use was considered not incompatible with the surrounding land uses; and the relevant government departments consulted generally had no adverse comments or their concerns could be addressed by approval conditions. Details of these similar applications are summarised at **Appendix III** and their locations are shown on **Plans A-1 and A-2**.

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

7.1 The Site is:

- (a) currently fenced-off, hard-paved, erected with some temporary structures and used for the applied use without valid planning permission; and
- (b) accessible from Kam Tsin South Road via a local access.

7.2 The surrounding areas are rural in character comprising mainly warehouses (two with valid planning permissions under applications No. A/NE-KTS/532 and 545), vehicle repair workshops, open storage, parking of vehicles, vacant land and an abandoned pigsty within the same “REC” zone. Village settlements of Kam Tsin are located to the north within the “Village Type Development” (“V”) zone.

8. **Planning Intention**

The planning intention of the “REC” zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

9. Comments from Relevant Government Departments

Relevant government 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 IV** and **V** respectively.

10. Public Comments Received During Statutory Publication Period

On 10.4.2026, the application was published for public inspection. During the statutory public inspection period, six public comments were received, including one from an individual, two from the village representatives of Kam Tsin and two from the same member of the North District Council objecting to the application mainly on the grounds that the applied use will increase traffic/pedestrian flows, cause traffic congestion, damage road surface of Kam Tsin South Road and raise concern on security; and one from an individual providing views on the application that the applicant's real intention for the previous application for proposed temporary animal boarding establishment was indeed to facilitate brownfield use at the Site. (**Appendix VI**).

11. Planning Considerations and Assessments

11.1 The application is for temporary warehouse (hardware accessories) with ancillary office for a period of three years at the Site zoned "REC" (**Plan A-1**). While the applied use is not in line with the planning intention of "REC" zone, as advised by the Director of Leisure and Cultural Services, there is no known development project or facility for recreation uses at the Site, and no facilities, venues or roadside amenity area under his purview would be affected due to the application. There is also no other long-term development proposal involving the Site. Approval of the application on a temporary basis would not jeopardize the long-term planning intention of the "REC" zone. Taking into account the above and 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 rural in character comprising mainly warehouses (some with valid planning permissions), vehicle repair workshops, open storage, parking of vehicles, vacant land and an abandoned pigsty within the same "REC" zone as well as village settlements of Kam Tsin in the "V" zone to the north (**Plan A-2**). The Chief Town Planner/Urban Design & Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective and considers that the applied use is not incompatible with the surrounding landscape character and significant adverse landscape impact arising from the applied use is not anticipated.

11.3 Relevant government departments consulted, including the Commissioner for Transport, Chief Highway Engineer/New Territories East, Highways Department,

Chief Engineer/Mainland North of Drainage Services Department, Director of Fire Services and Commissioner of Police, 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. Should the application be approved, the applicant will also be advised to follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued to minimise any potential environmental nuisance caused by the applied use.

- 11.4 There are three approved similar applications for temporary warehouse within the same and another "REC" zones in the vicinity of the Site in the past five years as mentioned in paragraph 6 above. Approving the current application is in line with the Committee's previous decisions.
- 11.5 Regarding the public comments as mentioned in paragraph 10 above, the planning assessments and departmental comments above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 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 22.5.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 22.11.2026;
- (b) in relation to (a) above, the implementation of the 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 22.2.2027;
- (c) the submission of a drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 22.11.2026;
- (d) in relation to (c) above, the implementation of the 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 22.2.2027;
- (e) in relation to (d) above, the implemented drainage facilities shall be maintained

at all times during the planning approval period;

- (f) if any of the above planning condition (a), (b), (c) 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; and
- (g) if the above planning condition (e) 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.

Advisory Clauses

The Recommended Advisory Clauses are at **Appendix V**.

- 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 “REC” zone which is primarily for recreational developments for the use of the general public and to encourage the development of active and/or passive recreation and tourism/eco-tourism. 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 the 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

Appendix I	Application Form with attachment received on 25.3.2026
Appendix Ia	FI received on 12.5.2026
Appendix II	Previous Application
Appendix III	Similar Applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public comments

Drawing A-1	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
MAY 2026**