RNTPC Paper No. A/YL-KTS/1154
For Consideration by
the Rural and New Town
Planning Committee
on 20.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/1154

Applicant	:	Mr. Tsui Yat Wah represented by Metro Planning & Development Company Limited
Site	:	Lot 403 RP (Part) in D.D. 103 and Adjoining Government Land (GL), Kam Tin South, Yuen Long
Site Area	:	About 9,000m^2 (including GL of about 1,068m^2 (about 11.9%))
Lease	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15
Zoning	:	"Agriculture" ("AGR")
Application	:	Temporary Logistics Centre with Ancillary Facilities and Associated Filling of Land for a Period of Three Years

1. The Proposal

1.1 The applicant seeks planning permission for temporary logistics centre with ancillary facilities and associated filling of land for a period of three years at the application site (the Site), which falls within an area zoned "AGR" on the OZP (**Plan A-1a**). 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). Filling of land within the "AGR" zone also requires planning permission from the Board. The Site is currently hard-paved and occupied by the applied use without valid planning permission (**Plans A-2 to A-4b**).

1.2 According to the applicant, the application is to facilitate relocation of the business operation at a site of about 9,424m^2 in Kung Um Road, Yuen Long which is affected by government project, i.e. the Second Phase of Yuen Long South New Development Area (YLS NDA), and the land of the affected operation was resumed in April 2026. The affected operation has been relocated to the Site since March 2026 after the planning permission under the previous application No. A/YL-KTS/993 was granted in November 2024.

1.3 The Site is accessible from Kam Tin Road via local tracks (**Plans A-1a** to **A-3**). According to the applicant, the applied use involves six one- or two-storey structures with a total floor area of about 6,065m^2 and a height of not more than

13m for logistic centre (for electronic goods, food and construction materials) and site office, electricity meter rooms, toilets and guard room. All storage materials are stored within the enclosed structures and no dangerous goods or dusty materials will be stored at the Site. No open storage or other workshop activities will be carried out at the Site at all times. To minimise nuisance to the surrounding areas, corrugated metal fencing of 2.5m in height is erected along the site boundary. 24 trees were retained in-situ and 145 trees were felled under the last approved application No. A/YL-KTS/993, and compensatory planting of 166 trees is proposed within the Site along the site boundary (**Drawing A-3**). Four private car parking spaces and four loading/unloading (L/UL) spaces for medium goods vehicle (MGV) or heavy goods vehicle (HGV) as well as sufficient manoeuvring space are provided within the Site to ensure that no vehicle will turn back onto the local access. No container tractor/trailer are allowed to enter or be parked at the Site at all times. The operation hours are between 9:00 a.m. and 7:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The applicant also applies for regularisation of filling of land for 8,726.4m^2 (about 97% of the Site) with concrete of not more than 0.2m in depth up to a site level of +14.9mPD for site formation of structures and circulation area. No additional land filling will be carried out at the Site under the current application. The site layout plan, land filling plan, and tree compensation plan submitted by the applicant are at **Drawings A-1 to A3** respectively.

1.4 The Site is the subject of two previous applications (No. A/YL-KTS/624 and A/YL-KTS/993) for temporary open storage and logistic centre uses respectively (**Plan A-1b**) (details in paragraph 6 below). The last application No. A/YL-KTS/993 was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in 2024, and the planning permission was subsequently revoked in August 2026. Compared with the last approved application, the current application is submitted by the same applicant for the same use covering the same site with reduction in gross floor area (GFA) (-955m^2/-13.6%), increase in building height for one storey, addition of four structures and consequential changes in layout.

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

(a)	Application Form with attachments and Supplementary Information (SI) received on 30.9.2026 and 9.10.2026 respectively	(**Appendix I**)
(b)	Further Information (FI) received on 16.10.2026*	(**Appendix Ia**)
(c)	FI received on 30.10.2026*	(**Appendix Ib**)
(d)	FI received on 12.11.2026*	(**Appendix Ic**)

** 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 FIs at **Appendices I to Ic**, and can be summarised as follows:

(a) The application is for facilitating relocation of the business operation at Kung Um Road, Yuen Long which is affected by the Second Phase of YLS NDA. The applicant has undergone a site search in the territory for reprovisioning of his business. Taking into account the suitable site area, accessibility, and the compatibility with the surrounding areas, the Site is considered suitable for continuing the business operation.

(b) The Site falls within Category 2 areas under the Town Planning Board Guidelines for "Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance" (TPB PG-No. 13G) and there are applications for open storage/warehouse uses approved in the vicinity of the Site. The applied use is not incompatible with the surrounding areas.

(c) The applied use would not induce adverse traffic, environmental and drainage impacts on the surrounding areas. The applicant commits to implementing the proposed compensatory planting proposal as soon as possible, and will strictly follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' ('CoP') issued by the Environmental Protection Department (EPD). In support of the application, the applicant has submitted a fire service installations (FSIs) proposal and the accepted drainage proposal under the previous application No. A/YL-KTS/993.

3. Compliance with the 'Owner's Consent/Notification' Requirements

The applicant is not a 'current land owner' but has complied with the requirements 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 posting site notices and sending notice to the Kam Tin Rural Committee. Detailed information would be deposited at the meeting for Member's inspection. For the GL portion, the 'Owner's Consent/Notification' Requirements are not applicable.

4. Background

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

5. Town Planning Board Guidelines

TPB PG-No. 13G promulgated by the Board on 14.4.2023 are relevant to the application. The Site falls within Category 2 areas under TPB PG-No. 13G. Relevant extracts of the Guidelines are at **Appendix II**.

6. Previous Applications

6.1 The Site, in part or in whole, is involved in two previous applications (No. A/YL-KTS/624 and 993). A/YL-KTS/624 for proposed filling of pond and land for temporary open storage of recycled vehicles and metal scaffolding/machinery for construction for a period of three years covering a slightly smaller area was rejected

by the Board upon review in 2014 and considerations of which are irrelevant to the current application due to different use involved.

6.2 Application No. A/YL-KTS/993 for proposed temporary logistics centre and filling of land was approved with conditions by the Committee in 2024 for a period of three years, mainly on the considerations that the approval would not frustrate the long-term planning intention of the "AGR" zone; the proposed use was not incompatible with the surrounding areas; policy support from the Secretary for Development (SDEV) was obtained in respect of facilitating relocation of business operation displaced by government project; the application was in line with the TPB PG-No. 13G; and relevant government departments consulted generally had no adverse comment or their concerns and public comments could be addressed by approval conditions. The planning permission was subsequently revoked in August 2026 due to non-compliance with time-limited approval conditions regarding the implementation of FSIs and drainage proposals. Compared with the last approved application, the current application is submitted by the same applicant for the same use covering the same site with changes in development parameters and layout as set out in paragraph 1.4 above.

6.3 Details of the previous applications are summarised in **Appendix III** and their locations are shown on **Plan A-1b**.

7. Similar Application

There is no similar application within the same "AGR" zone in the vicinity of the Site in the past five years.

8. The Site and Its Surrounding Areas (Plans A-1a to A-4b)

8.1 The Site is:

(a) accessible from Kam Tin Road via local tracks; and

(b) currently hard-paved and occupied by the applied use without valid planning permission.

8.2 The surrounding areas comprise mainly warehouses, storage yards (one with valid planning permission), Au Tau Treatment Works, an animal boarding establishment (with valid planning permission) and scattered residential structures which most of them are temporary structures.

9. Planning Intention

9.1 The planning intention of the "AGR" zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

9.2 According to the Explanatory Statement of the OZP for "AGR" zone, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

10. Comments from the Relevant Government Bureau/Departments

10.1 Apart from the government bureau and departments as set out in paragraphs 10.2 to 10.4 below, other relevant 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.

10.2 The following government bureau supports the application:

Policy Aspect

10.2.1 Comments of the SDEV:

(a) the application is to facilitate relocation of a brownfield operation which is affected by YLS NDA;

(b) it is noted that the current application is a subsequent case of application No. A/YL-KTS/993, submitted by the same applicant at the same location for the same use and the same site area; and

(c) subject to no adverse comments on land use compatibility and technical aspects from concerned departments, our policy support on the previous application No. A/YL-KTS/993 is still valid and is applicable to the current application.

10.3 The following government departments do not support the application:

Agriculture and Nature Conservation

10.3.1 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

(a) does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation;

(b) the Site falls within the "AGR" zone and is generally vacant with some structures. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc.; and

(c) no comment from nature conservation perspective.

Environment

10.3.2 Comments of the Director of Environmental Protection (DEP):

(a) does not support the application from environmental planning perspective;

(b) based on the applicant's submission, the applied use would not involve dusty operation but would cause traffic of heavy vehicles (i.e. MGV and HGV). According to his review, there are residential structures within 100m from the boundary of the Site. As such, according to the revised 'CoP', it is anticipated that the applied use would cause environmental nuisance to the residential structures nearby;

(c) no comment on the applied filling of land;

(d) there was no environmental complaint received against the Site in the past three years; and

(e) his advisory comments are in **Appendix V**.

10.4 The following government department has specific comments on the application:

Urban Design and Landscape

10.4.1 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

(a) no adverse comment to the application from landscape planning perspective;

(b) the Site is the subject of a previous approved application No. A/YL-KTS/993 for the same applied use submitted by the same applicant as the current application. The planning permission was subsequently revoked due to non-compliance with time-limited approval conditions. The submission for application No. A/YL-KTS/993 included, inter alia, a Tree Group Inspection Report (including 169 existing trees surveyed, 145 trees to be felled and 24 trees to be retained) and a Compensatory Planting Proposal (including 89 whip trees and 77 standard trees to be planted within the replanting area (415m long and 1m wide) along the site boundary). The compensatory planting has not yet been implemented on Site;

(c) based on the aerial photo taken in June 2025 and the Site Plan (**Plan A-2**), the Site is situated in an area of miscellaneous rural fringe landscape character comprising warehouses, storage yards, Au Tau Treatment Works, an animal boarding establishment, scattered residential structures, tree clusters and Kam Tin River. The applied use is considered not entirely incompatible with the landscape setting in the proximity;

(d) with reference to the aerial photo and site photos, the Site is largely formed and occupied by the applied use. Some trees of common species are observed. According to the applicant's submission, 24 existing trees have been retained in-situ and the compensatory planting proposal (166 trees) will be implemented at the soonest possible (**Appendix I**);

(e) in view of the above, significant adverse landscape impact arising from the applied use is not anticipated. Should the application be approved, approval conditions should be stipulated requiring the submission and implementation of a landscape proposal to the Director of Planning's or Town Planning Board's satisfaction; and

(f) his advisory comments are in **Appendix V**.

11. Public Comment Received During Statutory Publication Period

On 13.10.2026, the application was published for public inspection. During the statutory public inspection period, one public comment from an individual was received objecting to the application mainly on the grounds that the applicant failed to comply with the approval conditions of the last approved application No. A/YL-KTS/993 and raising queries on the applied land filling area in relation to the tree preservation and compensatory planting committed by the applicant (**Appendix VI**).

12. Planning Considerations and Assessments

12.1 The application is for temporary logistics centre with ancillary facilities and associated filling of land (about 8,726.4m^2 or 97% of the Site) for a period of three years at the Site zoned "AGR" (**Plan A-1a**). Whilst the applied use is not in line with the planning intention of the "AGR" zone and DAFC does not support the application from agricultural perspective, according to the applicant, the application is to facilitate relocation of a business operation affected by the Second Phase of YLS NDA. In this regard, SDEV supports the application having considered that the current application is to facilitate relocation of an affected brownfield operation displaced by the said government project. In view of the above and taking into account the planning assessments below, there is no objection to the applied use with associated filling of land on a temporary basis for a period of three years.

12.2 Filling of land in the "AGR" zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the surrounding areas. In this regard, the Chief Engineer/Mainland North of Drainage Services Department has no objection to the application from public drainage perspective and DEP has no comment on the applied filling of land from environmental planning perspective. As the Site is zoned "AGR", an approval condition requiring the reinstatement of the Site upon expiry of the planning permission so as to uphold the planning intention of the "AGR" zone and restore the greenery of the area is recommended should the Committee decide to approve the

application. The applicant also undertakes to reinstating the Site upon expiry of the planning approval.

12.3 The applied use is considered not incompatible with the surrounding areas which comprise mainly warehouses, storage yards, Au Tau Treatment Works, an animal boarding establishment and scattered residential structures (**Plan A-2**). The CTP/UD&L, PlanD has no adverse comment on the application from landscape planning perspective, and considers that the applied use is not entirely incompatible with the landscape setting in the proximity and significant adverse landscape impact arising from the applied use is not anticipated with the in-situ retainment of trees within the Site and the implementation of the compensatory planting proposal as committed by the applicant. In this regard, approval conditions requiring the submission and implementation of landscape proposal are recommended in paragraph 13.2 below.

12.4 DEP does not support the application as the applied use involves the use of heavy vehicles and there are sensitive receivers in the vicinity of the Site. Nonetheless, there was no environmental complaint concerning the Site in the past three years. Besides, according to the applicant, corrugated metal fencing of 2.5m in height is erected along the site boundary to minimise potential nuisance to the surrounding areas. It is also recommended to advise the applicant to follow the latest 'CoP' to minimise the potential environmental nuisance on the surrounding areas. The operation of the applied use is also subject to the relevant pollution control ordinances.

12.5 The Site falls within Category 2 areas under TPB PG-No. 13G. The application is considered generally in line with TPB PG-No. 13G in that, except DEP and DAFC, all other relevant government departments consulted, including the Commissioner for Transport and Director of Fire Services (D of FS), have no objection to or no adverse comment on the application. To address the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 13.2 below.

12.6 The Site is the subject of an approved previous application (No. A/YL-KTS/993) submitted by the same applicant as the current application for the same use as detailed in paragraph 6.2 above. Whilst the planning permission under application No. A/YL-KTS/993 was revoked due to non-compliance with approval conditions related to implementation of drainage and FSIs proposals, the applicant has submitted drainage and FSIs proposals in support of the current application. In this regard, sympathetic consideration may be given to the current application. Should the application be approved by the Committee, 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. Approving the current application is also in line with the Committee's previous decision.

12.7 Regarding the public comment as mentioned in paragraph 11 above, the applicant has submitted a land filling plan (**Appendix Ic**) and the planning assessments and departmental comments above are also relevant.

13. Planning Department's Views

13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comment mentioned in paragraph 11 above, PlanD has no objection to the application.

13.2 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 20.11.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

(a) the submission of a revised 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 20.5.2027;

(b) in relation to (a) above, the implementation of the revised 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 20.8.2027;

(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 submission of a revised 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 20.5.2027;

(e) in relation to (d) above, the implementation of the revised 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 20.8.2027;

(f) the submission of a landscape proposal within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 20.5.2027;

(g) in relation to (f) above, the implementation of the landscape proposal within **9** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 20.8.2027;

(h) 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;

(i) if any of the above planning condition (a), (b), (d), (e), (f) and (g) 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

(j) upon expiry of the planning permission, the reinstatement of the site, including the removal of hard paving and fill materials, and grassing of the site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are at **Appendix V**.

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

the applied use with associated filling of land is not in line with the planning intention of the "AGR" 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.

14. Decision Sought

14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

14.2 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.

14.3 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.

15. Attachments

Appendix I	Application Form with attachments and SI received on 30.9.2026 and 9.10.2026 respectively
Appendix Ia	FI received on 16.10.2026
Appendix Ib	FI received on 30.10.2026
Appendix Ic	FI received on 12.11.2026
Appendix II	Relevant Extracts of TPB PG-No. 13G
Appendix III	Previous applications
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	Public Comment
Drawing A-1	Layout Plan
Drawing A-2	Land Filling Plan
Drawing A-3	Tree Compensation Plan

Plan A-1a	Location Plan
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4b	Site Photos

PLANNING DEPARTMENT
NOVEMBER 2026