

The Secretary

Town Planning Board

C/o Town Planning Board Section

Planning Department

15/F, North Point Government Offices

333 Java Road

North Point, Hong Kong

Dear Sir/Madam,

**Re : Application for Permission Under Section 16 (application no. A_YL-KTN_1207)
Proposed House in “Residential (Group D)” Zone at
Lot 787 in D.D.110, Kam Tin Road, Shek Kong San Tsuen, Yuen Long.**

We refer to your e-mails dated 3rd February, 16th February and 26th February 2026. The following responses are submitted herewith for your departmental circulation to address the various departments’ comments.

Comments	Reply
Comments from Pat Heung Division, Commissioner of Police (Contact Person: Ms. CHAN Ka-yu, Bernice; Tel.: 3661 4905)	
Pat Heung Division has no comment on the application if it does not cause traffic congestion or flooding.	Noted.
Comments from Environmental Protection Department (Contact Person: Mr. Kelvin WONG; Tel.: 2835 1117)	
The applicant is advised to briefly and qualitatively assess the potential air quality impact (e.g., vehicular emission from Kam Sheung Road), noise impact (e.g., road traffic noise), sewerage and land contamination issues associated with the proposed development in the planning statement. In this regard, it is noted that the application site is the subject of an approved planning application No. A/YL-KTN/761. The applicant is therefore suggested to make reference to the findings in the relevant technical assessments under the previous application.	Attached 4 sets of Qualitative Environmental Assessment Report (doc. no. R10070_v1.0) prepared by Ramboll Hong Kong Limited for your perusal.

Our Ref.: 1906RD - L059.../2
Date: 21st April 2026

Comments from Lands Department (Contact Person: Ms. Pinky HEUNG; Tel.: 2443 3300)	
The Applicant has submitted a land exchange application to implement the approved planning application No. A/YL-KTN/761 in September 2022, of which Class B amendments and extension of time for commencement to 18.3.2030 have been approved in March 2024 and January 2026 respectively. Noting the subject planning application submitted by the Applicant serves as an alternative scheme, the Applicant should clarify their intention.	The submitted proposal is exercising existing lease right. In our understand a land exchange application for this proposal is not required.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Sincerely Yours,
For and on behalf of
CHIH Design Ltd.



Eric Ming Yuen Chih
Director
EC/fh

c.c. Glory Time Development Limited

– Ms. Joyce Ng (by E-mail) (w/ encl)