

Previous s.16 Applications covering the Application Site (the Site)

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/DPA/YL-KTS/72*	Workshop for Assembly and Manufacturing of Computer Cases	26.8.1994 (approved for three years by the TPB upon review)
2.	A/YL-KTS/878	Temporary Vocational Training Centre for a Period of 3 Years	23.7.2021 [revoked on 23.7.2022]

*The Site was zoned “Unspecified Use” at the time of consideration.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots No. 602 S.B, 602 S.C, 602 RP, 603 S.C, 603 S.D and 603 RP all in D.D.106 held under the Block Government Lease which contains restriction that no structures are allowed to be erected without the prior approval of the Government; and
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix IV**.

3. Drainage

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

- no objection in principle to the application from the public drainage point of view;
- the drainage proposal submitted by the applicant is considered acceptable; and
- should the application be approved, approval conditions should be stipulated requiring the (i) implementation and maintenance of the proposed drainage facilities and (ii) the submission of a site survey record of the existing and proposed drainage facilities to his satisfaction.

4. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to the fire service installations (FSIs) being provided to his satisfaction;
- the submitted FSIs proposal is considered acceptable; and

- advisory comments are at **Appendix IV**.

5. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- there were two substantiated environmental complaints related to noise aspect received against the Site in the past three years; and
- advisory comments are at **Appendix IV**.

6. **Landscape**

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

- the Site is within the “Residential (Group D)” zone which is a non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated.

7. **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 structure at the Site; and
- advisory comments are in **Appendix IV**.

8. **District Officer’s Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment on the application; and
- his office has not received comment on the application from locals upon close of consultation.

9. **Other Departments**

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s) of the Site;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot(s) and the occupation of Government land. The application(s) 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - (i) sufficient manoeuvring space shall be provided within the Site; and
 - (ii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of applied access connecting the Site and Kam Shueng Road, including the local track; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the detailed comments on the drainage proposal previously provided to the applicant shall be taken into account in the implementation of accepted drainage proposal;
 - (ii) all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected;
 - (iii) the applicant is required to rectify the drainage system if they are found to be

inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system;

- (iv) the applied use should neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas; and
 - (v) the applicant should consult DLO/YL, LandsD and seek consent from relevant lot owners for any works to be carried out outside lot boundary before commencement of the drainage works;
- (h) to note the comments of the Director of Fire Services that the applicant shall submit a full set of F.S.251 incorporating all proposed fire service installations (FSIs) for his further arrangement of FSIs acceptance inspection;
- (i) to note the comments of the Director of Environmental Protection that:
- (i) the applicant shall ensure the committed mitigation measures including carrying out of noise-generating activities within enclosed structures equipped with soundproofing materials only during specified hours (from 9:00 a.m. to 5:30 p.m.) are duly implemented;
 - (ii) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (iii) 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';
 - (iv) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
 - (v) the applicant shall meet the statutory requirements under relevant environmental legislation, in particular the Noise Control Ordinance (Cap. 400);
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that one structure is applied 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 unauthorised building works (UBW) under the Building Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the applied 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 are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied uses 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) 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
 - (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (k) to note the comments of the Director-General of Civil Aviation that all lights, including those installed during construction or for maintenance after the completion of the construction works, shall not be projected skyward and form a source of glare or in any way affect pilots in flight; and
- (l) to note the comments of the Commissioner of Police that the applied use shall not cause traffic congestion.

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

參考編號
Reference Number: 250702-143546-09263

提交限期
Deadline for submission: 18/07/2025

提交日期及時間
Date and time of submission: 02/07/2025 14:35:46

有關的規劃申請編號
The application no. to which the comment relates: A/YL-KTS/1079

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Aviation Club of Hong Kong, China

意見詳情
Details of the Comment :

This application for renewal of Planning Approval for a Temporary Vocational Training Centre for a Period of 3 Years is situated very close to Shek Kong (VHSK) RWY 11. This runway is used by the PLA, Hong Kong Government Flying Services (HKGFS), Heliservices HK Ltd., and the Aviation Club of Hong Kong, China (ACHKC).

The site is situated less than 450m south of the Shek Kong runway, and under the 800ft circuit flight path used by ACHKC helicopters.

Although we have no objection to the site being used for a temporary vocational training centre, consideration must be given to height restrictions. Given the close proximity of the site to the runway, and flight path of aircraft using the runway, from a flight safety perspective it is important that appropriate height restrictions are imposed on this planning approval.

As such, we recommend you consult the Civil Aviation Department (CAD) regarding building regulations, height restrictions and markings of building and / or objects in close proximity to the flight path of aircraft using an active runway.

From:
Sent: 2025-07-16 星期三 04:46:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTS/1079 DD 106 DD 106 Kam Tin FTU

A/YL-KTS/1079 FTU

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

Site area : About 2,427sq.m

Zoning : "Res (Group D)"

Applied use : Vocational Training Centre / 5 Vehicle Parking

Dear TPB Members,

878 Approved 23 July 2021 Revoked 23 July 2022 for failure to fulfill numerous conditions.

Now back 3 years later with a similiar application for a reduced footprint.

So presumably the operation has continued despite the inadequate fire and drainage services being provided.

That this is an enterprise under FTU, with a number of representatives in Legco, is absolutely shocking as it sends out a message of "do as I say, not as I do" to the community.

Members must ensure that this time around the interests of the community and the students will be both considered and upheld.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 6 March 2021 3:39 AM HKT
Subject: A/YL-KTS/878 DD 106 DD 106 Kam Tin

A/YL-KTS/878

Lots No. 602 S.B (Part), 602 S.C (Part), 602 RP, 603 S.A, 603 S.D, 603 RP in D.D. 106, Kam Tin

Site area : About 3,076sq.m

Zoning : "Res (Group D)"

Applied use : Vocational Training Centre / 7 Vehicle Parking

Dear TPB Members,

While this is clearly an ongoing operation, how come there is no link online to a vocational training centre in this district? Does it have any form of registration?

There is an urgent need for such facilities in NT so that students do not have to travel into Kowloon to attend VTC. However the apparent lack of credentials is puzzling.

Members must ask questions with regard to what courses are being provided and ascertain if it is a bona fide operation.

Mary Mulvihill

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城市規劃委員會
北角渣華道 333 號,
北角政府合署 15 樓
張貼紙申請編號：A/YL-KTS/1079

支持規劃申請臨時職業訓練中心

地段第 602 號 B 分段、C 分段、602 號餘段、603 號 C 分段、603 號 D 分段、603 號餘段

敬啟者：

本人 徐發堅 [REDACTED] 元朗為錦上路吳家村居民，特撰寫這封推薦信，支持上述標題地段，規劃申請臨時職業訓練中心。

該職業訓練中心積極培訓建造業本地工人，工聯會職業再訓練中心及香港建造業總工會亦積極為工友提升技能服、增加競爭能力。本人認為訓練中心對建造業技術培訓行業工友及新人入行有迫切需要及協助，對本地工人培訓工作至關重要，對社會的效益。

該職業訓練中心的有效運作對附近環境沒有影響之餘，更為錦上路市民職業訓練的幫助，亦為附近商戶的經營帶來積極效應。因此我非常支持及樂意見到有關〔張貼紙申請編號：A/YL-KTS/1079〕盡快得到批准通過。



吳家村村事委員會主席
吳家村居民代表

An oval purple stamp with the text "KA TSUEN VILLAGE COMMITTEE" around the perimeter and "吳家村村事委員會" in the center, with a small asterisk at the bottom.

日期 27-10-2025