

Previous Applications Covering the Application Site (the Site)

Approved Applications

	Application No.	Proposed Development	Date of Consideration (RNTPC/Director of Planning)
1.	A/YL-KTN/676	Proposed Houses (New Territories Exempted Houses)	23.10.2020 [lapsed on 23.10.2024]
2.	A/YL-KTN/761	Proposed Residential Development (Houses)	18.3.2022
3.	A/YL-KTN/761-2	Proposed Residential Development (Houses) (Amendment to the Approved Scheme)	1.3.2024
4.	A/YL-KTN/761-3	Proposed Residential Development (Houses) (Extension of Time for Commencement until 18.3.2030)	26.1.2026

Similar Applications in the Vicinity of the Site within the Same “Residential (Group D)” Zone

Approved Applications

	Application No.	Proposed Development	Date of Consideration (RNTPC/Director of Planning)
1.	A/YL-KTN/294	Proposed House	9.5.2008
2.	A/YL-KTN/436	Proposed Houses	23.5.2014

Recommended Advisory clauses

- (a) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (b) to note the comments of the Director of Environmental Protection that the applicant shall implement the mitigation measures identified in the Environmental Assessment;
- (c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the applicant shall demonstrate in the drainage proposal that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas; and
 - (ii) the applicant shall be liable for any adverse drainage impact due to the proposed works;
- (d) 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 such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval;
- (e) to note the comments of the Director of Fire Services that:
 - (i) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referrals from the relevant licensing authority; and
 - (ii) the provision of emergency vehicular access in the proposed development shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the development proposed in the application;

- (ii) it is noted that two 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 Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iv) the Site does not abut a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of B(P)R at building plan submission stage;
 - (v) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any proposed development under the subject application;
 - (vi) 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 BO;
 - (vii) 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 B(P)R; and
 - (viii) detailed checking under BO will be carried out at building plan submission stage;
- (g) to note the comments of the Director-General of Civil Aviation that:
- (i) 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 pilot in flight;
 - (ii) the Site is in the vicinity of the Shek Kong Airfield. Although the helicopter operations at the Shek Kong Airfield may not demonstrate a regular pattern, due to the quiet ambience of the Site and relatively lower flying altitude of those helicopter operations, helicopter noise may be experienced and have an impact on nearby residential areas. In fact, the Civil Aviation Department is aware of aircraft noise complaints from the residents in the nearby areas from time to time. It is therefore suggested

that appropriate noise mitigation measures (e.g. using acoustic insulation/double-glazed windows, etc.) shall be implemented to enhance the indoor living environment; and

- (iii) future residents shall be alerted of the potential flight operations at Shek Kong Airfield; and
- (h) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that a number of un-registered man-made geotechnical features are found within or adjacent to the Site, which may affect or be affected by the proposed development. The applicant shall submit the proposed building works to BD for approval as required under the provisions of BO.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月22日星期日 3:11
收件者: tpbpd/PLAND
主旨: A/YL-KTN/1207 DD 110 Kam Tin Road
類別: Internet Email

A/YL-KTN/1207

Lot 787 in D.D. 110, Kam Tin Road, Shek Kong San Tsuen, Yuen Long

Site area: About 947.611sq.m

Zoning: "Res (Group D)"

Applied development: 2 Houses / 2 Vehicle Parking

Dear TPB Members,

945 withdrawn and back with a more rational plan that is compatible with the surroundings

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 21 August 2023 2:25 AM HKT
Subject: A/YL-KTN/945 DD 110 Kam Tin Road

Dear TPB Members,

This is modification of an approved plan.

The plan to divert the existing and natural drainage channel should be questioned.

In view of the number of incidents reported recently re subsidence, etc, tinkering with Mother Nature can come at a price.

The natural drainage has adapted over many years to the terrain. Is it on the government land element?

Mary Mulvihill

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From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 16 April 2021 2:40 AM CST
Subject: A/YL-KTN/787 DD 110 Kam Tin Road

A/YL-KTN/761

Lots 624 and 787 and adjoining Government Land in D.D. 110, Kam Tin Road, Shek Kong San Tsuen

Site area : About 4,000.4sq.m Includes Government Land of about 908sq.m

Zoning : "Res (Group D)"

Applied Development : 12 Houses / 24 Vehicle Parking

Dear TPB Members,

So back again and looking for a substantial increment of public land. And out with the NET charade and in with the true intention, a villa development with club house and 24 vehicle parking.

Many in the community would prefer that transitional housing be provided on spare and suitably zoned government land obviously being used currently for other purposes. How much additional government land is available? Questions please, transitional housing would be in line with the low rise profile of the district, and access to main roads and transport.

Presumably there is connectivity to a public drainage system?

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, September 26, 2019 2:37:18 AM
Subject: A/YL-KTN/676 DD 110 Kam Tin Road

A/YL-KTN/676

Lots 624 and 787 in D.D. 110, Kam Tin Road, Shek Kong San Tsuen

Site area : About 3,092.4m²

Zoning : "Res (Group D)"

Applied Development : 7-8 NET Houses

Dear TPB Members,

The site is not VTD so what justification can there be to allow it to be used for NET houses?

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The administration has already set aside far too much land for the NET houses, they cannot be allowed to encroach on sites zoned for the development of houses for the rest of the population.

Mary Mulvihill