

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/1207

<u>Applicant</u>	: Glory Time Development Limited represented by CHIH Design Limited
<u>Site</u>	: Lot 787 in D.D. 110, Kam Tin Road, Shek Kong San Tsuen, Yuen Long
<u>Site Area</u>	: About 947.611m ²
<u>Lease</u>	: New Grant No. 1097 for private residential purposes only
<u>Plan</u>	: Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11
<u>Zoning</u>	: “Residential (Group D)” (“R(D)”) <i>[restricted to a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 3 storeys (9m)]</i>
<u>Application</u>	: Proposed Houses

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed houses at the application site (the Site), which falls within an area zoned “R(D)” on the OZP (**Plan A-1**). According to the Notes of the OZP for “R(D)” zone, ‘House (not elsewhere specified)’¹ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by two residential structures and three temporary structures for storage use at the eastern and western portions respectively as well as few trees (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site is accessible from Kam Tin Road via a local track to its south. According to the applicant, the application is for redevelopment of the two existing single-storey residential structures² and temporary structures into two new houses at the same location with a total PR of about 0.345 (or a gross floor area (GFA) of about 326.826m²), a BH of three storeys (not more than 7.5m) and a site coverage (SC) of about 11.5% (**Drawings A-1 and A-2**). No tree felling at the Site will be involved. Two parking spaces for private car are proposed at the western portion of the Site (**Drawing A-1**). Septic tanks and soakaway pits will be provided for each of the houses (**Drawing A-3**). The master layout plan, floor and section

¹ According to the Notes of the OZP for the “R(D)” zone, ‘House (Redevelopment; Addition, Alteration and/or Modification to existing house only)’ is a Column 1 use which does not require planning permission from the Board.

² According to the applicant, the two existing single-storey residential structures have a BH and total building area/GFA of about 4.6m and 92.9m² (sum of 63.7m² and 29.2m²) respectively.

plans, proposed sewerage plan and photomontages of the proposed development are at **Drawings A-1 to A-7** respectively.

- 1.3 The Site forms part of two previous applications No. A/YL-KTN/676 and 761 submitted by the same applicant as the current application and involved larger sites³ for seven proposed houses (New Territories Exempted Houses) (NTEHs) and 12 proposed houses respectively (details at paragraph 5 below). The last previous application was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in 2022 and subsequently, application No. A/YL-KTN/761-2 for amendments to the approved scheme and application No. A/YL-KTN/761-3 for extension of time for commencement of development until 18.3.2030 were approved with conditions by the Director of Planning under the delegated authority of the Board in March 2024 and January 2026 respectively. A comparison of the major development parameters under the latest approved scheme (application No. A/YL-KTN/761-2) and the current application is tabulated below:

	Approved Application No. A/YL-KTN/761-2 (a)	Current Application (b)	Difference (b) – (a)
Site Area (m ²) (about)	4,003.1 ⁽¹⁾	947.611	-3,055.489 (-76.33%)
GFA (m ²) (about)	1,600.16	326.826	-1,273.334 (-80%)
PR	0.4	0.345	-0.055 (-13.75%)
No. of Houses	12 houses	2 houses	-10 (-83.3%)
BH / No. of Storeys	8.5m/2 storeys ⁽²⁾ (for house No.1) 8m/2 storeys each (for houses No. 2 to 12) 3m/1 storey (for watchman office and refuse collection chamber)	7.5m/3 storeys	-1m (-11.8%) in terms of maximum BH; and +1 storey (+50%) in terms of maximum no. of storeys
Site Coverage	Not more than 33.3%	Not more than 11.5%	-21.8% (-65.5%)
Car Parking Spaces			
- Private car	24	2	-22
- Motorcycle	2	0	-2
Loading / Unloading Bay	1 for Light Goods Vehicle	0	-1

Remarks

- (1) including Government land of about 1,019.6m².
(2) one domestic storey over one non-domestic storey for resident's recreational club.

³ A portion of the application site (about 400m² or 10%) of application No. A/YL-KTN/761 also falls within the "Residential (Group C) 2" zone of the OZP subject to the same development restrictions as the "R(D)" zone, i.e. maximum PR of 0.4 and BH of 3 storeys (9m).

- 1.4 According to the applicant, the proposed development is of low-rise and low-density design and situated amongst existing structures and houses of similar scale, and hence, it will not cause adverse visual impacts as shown in the photomontages submitted (**Drawings A-4 to A-7**). On drainage/sewerage aspect, the applicant claims that no construction works will be carried out within a 5m zone along the existing stream course and the proposed septic tanks and soakaway pits will be situated at least 15m away from the existing stream course or Kam Tin River. No drainage and sewerage impacts arising from the proposed development are anticipated. On environmental aspect, the applicant has submitted a qualitative Environmental Assessment (EA) which demonstrates that the measured traffic noise level is in compliance with the standards set out in the Hong Kong Planning Standards and Guidelines; no unacceptable fixed noise impact is anticipated with mitigation measure of placing all the noisy facilities/equipment indoor; there is no air pollution sources identified within 500m from the Site; no adverse sewerage impact is anticipated with provision of on-site sewage treatment; and the Site is unlikely to have land contamination issues based on the past land uses and current site condition.
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application Form and attachments received on 27.1.2026 (**Appendix I**)
 - (b) Further Information (FI) received on 21.4.2026[#] (**Appendix Ia**)
 - (c) FI received on 27.5.2026[#] (**Appendix Ib**)
- # accepted but not exempted from the publication and recounting requirements*
- 1.6 On 27.3.2026, the Committee of the Board agreed to defer making a decision on the application for a period of two months as requested by the applicant.

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 Ib**, and can be summarised as follows:

- (a) the proposed development is in line with the planning intention for low-rise and low-density residential development and conforms with the development restrictions under the “R(D)” zone;
- (b) the Site forms part of a previously approved application No. A/YL-KTN/761 submitted by the same applicant as the current application involving a larger site for proposed 12 houses, which is currently undergoing the land administration procedures by the Lands Department (LandsD). The current application serves as an alternative scheme for residential development which is permitted as of right under the lease covering the Site; and
- (c) the surrounding developments are of similar scale and the proposed development would not result in adverse visual, landscape and drainage impacts. Moreover, the submitted EA demonstrates that adverse noise, air quality, sewerage and land

contamination impacts arising from the proposed development are not anticipated.

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

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

4. **Background**

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

5. **Previous Applications**

- 5.1 The Site forms part of two previous applications No. A/YL-KTN/676 and 761 involving larger application sites submitted by the same applicant as the current application. Application No. A/YL-KTN/676 for seven proposed houses (NTEHs) with a maximum PR of 0.4, GFA of about 1,236.96m² and BH of three storeys (8.23m) was approved with conditions by the Committee on 23.10.2020 mainly on the considerations that the proposed development was in line with the planning intention of the “R(D)” zone; the proposed development was compatible with the surrounding land uses; relevant government departments had no objection to or no comment on the application; and the proposed development was considered in line with the Interim Criteria for Consideration of Application for NTEH/Small Houses in New Territories (the Interim Criteria) in view of the above-mentioned considerations. The planning permission subsequently lapsed on 23.10.2024.
- 5.2 Application No. A/YL-KTN/761 for 12 proposed houses was approved with conditions by the Committee on 18.3.2022 mainly on the similar considerations as mentioned in paragraph 5.1 above (except that the Interim Criteria was not applicable). Subsequently, application No. A/YL-KTN/761-2 for amendments to the approved scheme mainly to slightly increase the site area (from 4,000.4m² to 4,003.1m²) and application No. A/YL-KTN/761-3 for extension of time for commencement of development until 18.3.2030 were approved with conditions by the Director of Planning under the delegated authority of the Board on 1.3.2024 and 26.1.2026 respectively.
- 5.3 Details of the applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.

6. **Similar Applications**

There are two similar applications for proposed houses (No. A/YL-KTN/294 and 436) on a site to the immediate west of the Site within the same “R(D)” zone. Application No. A/YL-KTN/294 involved one 2-storey (8.4m in height) house with GFA of about 444.188m², PR of 0.354 and SC of 17.7%. Application No. A/YL-KTN/436 involved two 2-storey (8.4m in height) houses with a total GFA of about 445m², PR of 0.288 and SC of 23.36%, was a proposed amendment to the approved scheme under application No.

A/YL-KTN/294. Both applications were approved with conditions by the Committee in 2008 and 2014 respectively mainly on the similar considerations as mentioned in paragraph 5.1 above (except that the Interim Criteria was not applicable). The development under application No. A/YL-KTN/436, known as Mountain View (山景別墅), was completed in 2019. Details of the applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.

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

7.1 The Site is:

- (a) currently occupied by two residential structures and three temporary structures for storage use at the eastern and western portions respectively with few trees; and
- (b) accessible from Kam Tin Road via a local track to its south.

7.2 The surrounding areas are rural fringe in character predominated by the village settlements of Shek Kong San Tsuen, including the two houses approved under application No. A/YL-KTN/436 namely Mountain View (山景別墅) to the immediate west, shop and services, open storage (with valid planning permission), metal workshop and grassland. To the north across a piece of grassland is a stream course. To the further north are Kam Tin River and low-rise residential developments within the “R(C)2” zone (namely Seasons Villas (四季雅苑) and Seasons Monarch (四季名園)). To the further south across Kam Tin Road is Shek Kong Barracks.

8. Planning Intention

The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

9. Comments from Relevant Government Departments

9.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

9.1.1 Comments of DLO/YL, LandsD:

- (a) no adverse comment on the application;
- (b) The Site comprises Lot 787 in D.D. 110 (the Lot) which is held under New Grant No. 1097 as varied or modified by a Modification Letter dated 23.4.1980 (the New Grant). The New

Grant restricts the Lot to be used for private residential purpose only, and no structure shall be erected on the Lot other than two buildings each of which shall not contain more than 3 storeys nor exceed a height of 7.5m and the maximum build over area of the Lot shall not exceed 92.9m² (excluding balconies and canopy); and

- (c) detailed comments from the land administrative point of view will be given at the building plan stage (if applicable).

Traffic

9.1.2 Comments of the Commissioner for Transport (C for T):

no adverse comment on the application from traffic engineering perspective, considering the traffic flow generated from the proposed development should be minimal.

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

- (a) HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Kam Tin Road, including any local tracks; and
- (b) advisory comments are at **Appendix III**.

Environment

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

- (a) no objection to the application from environmental planning perspective, having considered the revised EA for the proposed development;
- (b) there was one substantiated environmental complaint on wastewater discharge and illegal pipe connection concerning the Site in the past three years; and
- (c) advisory comments are at **Appendix III**.

Nature Conservation

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

no comment on the application from nature conservation point of view, noting that the Site falls within “R(D)” zone and majority of the Site is paved, and the stream course is about 40 meters to the north of the Site (**Plan A-2**).

Drainage

9.1.6 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) no in-principle objection to the proposed development from the drainage point of view;
- (b) should the application be approved, conditions should be stipulated requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the proposed development to the satisfaction of the Director of Drainage Services or of the Board; and
- (c) detailed advisory comments are at **Appendix III**.

Visual and Landscape

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

Visual

- (a) no adverse comment on the application from visual perspective; and
- (b) the Site is situated in an area predominantly rural in character surrounded by village settlements and low-rise residential developments of 1 to 3 storeys, temporary structures of 1 to 2 storeys and the Shek Kong Barracks. The proposed development intensity and BH do not exceed the development restrictions as stipulated on the OZP. Given the scale of the proposed development, it is considered not visually incompatible with the surrounding context and no significant visual impact is envisaged.

Landscape

- (c) no adverse comment on the application from landscape planning perspective;
- (d) based on the aerial photo, the Site is located in an area of miscellaneous rural fringe landscape character comprising village houses, low-rise residential development, Shek Kong Barracks, temporary structures, vacant land and scattered tree groups. The proposed development is not incompatible with the landscape setting in the proximity;
- (e) according to the site photos, the Site is formed. Two single-storey houses, a few temporary structures and existing trees are found on it. No distinctive landscape resources are observed. According to the Application Form, no tree felling will be

involved. Significant landscape impact arising from the proposed development is not anticipated; and

- (f) advisory comments are at **Appendix III**.

Fire Safety

9.1.8 Comments of the Director of Fire Services (D of FS):

- (a) no specific comments on the application; and
- (b) advisory comments are at **Appendix III**.

Building Matters

9.1.9 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) no objection to the application; and
- (b) advisory comments are at **Appendix III**.

Aviation Safety

9.1.10 Comments of the Director-General of Civil Aviation (DG of CA):

- (a) on the understanding that the maximum level of the proposed development (i.e. two 3-storey buildings with BH not exceeding 7.5m above ground level) is in general compatible with the BHs in the surrounding areas and will not exceed the Airport Height Restriction (AHR) as prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301), he has no comment on the application; and
- (b) advisory comments are at **Appendix III**.

District Officer's Comments

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

his office has not received any comment from the locals and he has no particular comment on the application.

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

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (c) Director of Electrical and Mechanical Services;
- (d) Project Manager (West), CEDD; and

- (e) Commissioner of Police.

10. Public Comment Received During Statutory Publication Periods

On 3.2.2026, 28.4.2026 and 2.6.2026, the application and FIs were published for public inspection. During the statutory public inspection periods, one public comment from an individual was received providing views on the application that the proposed development is compatible with the surrounding developments (**Appendix IV**).

11. Planning Considerations and Assessments

- 11.1 The application is for proposed houses at the Site zoned “R(D)” (**Plan A-1**). The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structure into permanent buildings, and also for low-rise, low-density residential developments subject to planning permission from the Board. The proposed development, which involves redevelopment of the existing residential and temporary structures at the Site for house development, is in line with the planning intention of the “R(D)” zone. The proposed development with a maximum PR of 0.345 and a maximum BH of 3 storeys (7.5m) also conforms to the development restrictions of the “R(D)” zone (i.e. a maximum PR of 0.4 and a maximum BH of 3 storeys (9m)).
- 11.2 The proposed development is considered not incompatible with the surrounding areas which are of rural fringe character predominated by village settlements, low-rise residential developments, shop and services, open storage, metal workshop and vegetated land. CTP/UD&L of PlanD has no adverse comment on the application from visual and landscape perspectives, and advises that the proposed development is considered not incompatible with the surrounding visual context and landscape setting given the scale of the proposed development and that no tree felling will be involved and no distinctive landscape resources are identified within the Site. Besides, as the Site is in proximity to the airfield of Shek Kong Barracks, DG of CA also advises that the proposed development is generally compatible with the BHs in the surrounding areas and will not exceed the AHR, and he has no comment on the application.
- 11.3 The applicant has submitted a qualitative EA to demonstrate that the proposed development will not cause adverse environmental impacts (including noise, air quality, sewerage and land contamination) on the surrounding areas. In this regard, DEP has no objection to the application from environmental planning perspective having considered the submitted EA. Other relevant government departments consulted, including C for T, CHE/NTW of HyD, CE/MN of DSD and D of FS, have no adverse comment on or no objection to the application from traffic, drainage and fire safety perspectives. To address the technical requirements of the concerned department, appropriate approval condition is recommended in paragraph 12.2 below.
- 11.4 The Site forms part of two previously approved applications (No. A/YL-KTN/676 and 761) for proposed NTEH/house developments submitted by the same applicant as the current application as mentioned in paragraph 5 above.

According to the applicant, the current application with a smaller scale in terms of site area, PR, GFA, absolute BH, SC and number of houses as compared with the last approved application No. A/YL-KTN/761-2 is to serve as an alternative scheme for residential development which is permitted as of right under the lease covering the Site. Moreover, there are two approved similar applications for house development (No. A/YL-KTN/294 and 436) on a site to its immediate west of the Site within the same “R(D)” as mentioned in paragraph 6 above. Approval of the application is in line with the previous decisions of the Committee.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment 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 until 24.7.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following condition of approval and advisory clauses are also suggested for Members’ reference:

Approval Condition

the submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix III**.

- 12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant 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 date when the validity of the permission should expire.
- 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 and attachments received on 27.1.2026
Appendix Ia	FI received on 21.4.2026
Appendix Ib	FI received on 27.5.2026
Appendix II	Previous and Similar Applications
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comment
Drawing A-1	Master Layout Plan
Drawing A-2	Floor and Section Plans
Drawing A-3	Proposed Sewerage Plan
Drawing A-4	Location of the Vantage Points
Drawings A-5 to A-7	Photomontages
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
JULY 2026**