

收件者: tpbpd/PLAND

附件: Replacement Appendix III.pdf; Replacement P.2.pdf; Photo-taking Points.pdf

From: pak yeung Yung
Sent: Wednesday, July 9, 2025 4:10 PM
To:
Cc:
Subject: Application No. A/YL-SK/420

Dear

I refer to our tele-conversation yesterday and provide clarifications of the background information of the application as follows:

- a) Status of the Applicant - The applicant is the land/engineering co-ordinator of the area, who also co-ordinated the submission of applications no. A/YL-SK/346 and A/YL-SK/376.
- b) Difference from Withdrawn Application No. SK/417 - (i) The run-in/run-out formed by excavation is included since regularization of the works taken is required; and (ii) Lot 143 S.B ss.1 is excluded since approval for filling of land was already approved under applications no. A/YL-SK/346.
- c) Future Small House on Lots 143 S.A RP/143 S.A ss.1 - As indicated in the Footnote of page 2, one Small House is assumed to straddle on these two lots due to their smaller size. For clarity, the same Footnote is added to Appendix III.
- d) Justification (e) is revised. Please see the replacement page below.

e) Landscape Consideration - Regarding Justification (j), the applicant would undertake to avoid disturbing the mitigation planting area. Since there is no significant vegetation within the application site, possible measures may include the erection of temporary barriers to avoid damage of vegetation adjacent to the site; proper disposal of all construction wastes; careful operation of all construction equipment; and any other measures to be agreed with AFCD.

f) Points of taking Site Photos - They are shown on the attached plans.

Regards,

P.Y. Yung
for CTA Limited

Estimated Traffic Generation

1. The proposed vehicular access is via Ko Sheung Road and is assumed to serve 4 Small Houses (including Lots 143 S.A RP/143 S.A ss.1¹, 143 S.B ss.1, 143 S.B ss.2 and 143 S.B RP). The run-in/run-out point is 6m wide. As the proposed Small Houses are within walking distance from public transport facilities at Kam Sheung Road, the traffic generated by them is not significant.
2. It is assumed that there will be one parking space for private car (5m x 2.5m) and one loading/unloading bay for light goods vehicle (7m x 3.5m) for each Small House. The estimated traffic generation/attraction rate is shown as follows:

| Type of Vehicle | Average Traffic Generation Rate (pcu/hr) | Average Traffic Attraction Rate (pcu/hr) | Traffic Generation Rate at Peak Hours (pcu/hr) | Traffic Attraction Rate at Peak Hours (pcu/hr) |
|---------------------|--|--|--|--|
| Private car | 0.4 | 0.4 | 4 | 4 |
| Light Goods Vehicle | 0.6 | 0.6 | 0 | 0 |
| Total | 1.0 | 1.0 | 4 | 4 |

Note:

- a) The loading/unloading bay would only be used very infrequently and no such activity would be carried out at peak hours;
 - b) The pcu of private car and light goods vehicle are taken as 1 and 1.5 respectively; and
 - c) Morning peak is defined as 7:00 a.m. to 9:00 a.m. whereas afternoon peak is defined as 5:00 p.m. to 7:00 p.m.
 - d) Lot 139 has level difference with the proposed vehicular access and are not assumed to use it. Future connection to this access is subject to additional land filling works under separate planning application. Lot 145 S.A ss.2 is occupied by a car park using another vehicular access on the other side of Nam Hing Lei.
3. In view of the size of the Small House sites, adequate space for manoeuvring could be provided within them such that no queueing up of vehicles onto the proposed vehicular access would be occurred. The negligible increase in traffic would not aggravate the traffic condition of Ko Sheung Road and nearby road networks.

¹ One Small House is assumed to straddle on these two lots due to their smaller size.

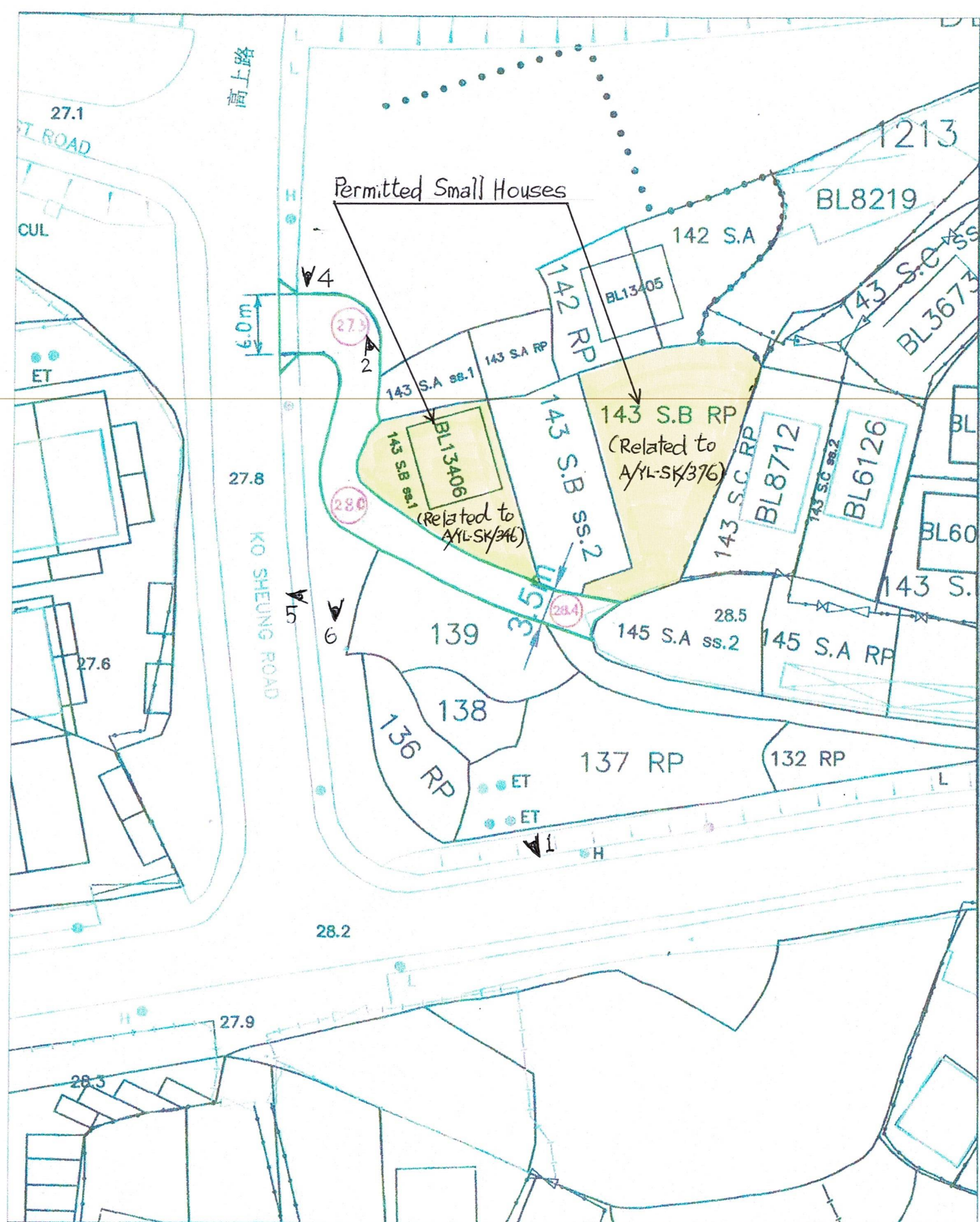
- (c) The maximum depth of filling of about 1.2m occurs near the proposed road bend and an existing catchpit (red spot on **Plan 7**) where the proposed road level and existing ground level are 27.9mPD and 26.7mPD respectively. The minimum depth of filling of about 0.01m occurs to the immediate east of Point A1 in the Longitudinal Section (**Plan 6**). The maximum depth of excavation at the run-in/run-out area is about 0.12m (**Plan 4**).
- (d) Upon completion, the vehicular access would be handed over to the Government. The applicant would maintain and repair such paved way and everything forming portion of or pertaining to it to the satisfaction of LandsD. DLO/YL has no adverse comment on this aspect under the withdrawn application no. A/YL-SK/391.

Justifications

5. The justifications are summarized as follows:

- (a) One of the planning intention of “V” zone is to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. The provision of vehicular access as an essential supporting infrastructure is generally not in conflict with such planning intention.
- (b) According to past aerial photos (**Plan 2**), the Site was provided with footway access and should not be blocked upon completion of the public drainage channel to the north. Vehicular access should be allowed to serve the village type developments within the “V” zone.
- (c) Similar applications (A/YL-SK/346 and A/YL-SK/376) for filling of land for site formation of Small Houses in the vicinity of the Site were approved by RNTPC on 24.11.2023 and 14.3.2025 respectively.
- (d) The proposed filling and excavation of land for vehicular access for permitted Small House developments are not incompatible with the surrounding areas, which are predominated by village houses, low-rise residential structures, car park, fallow agricultural land and vacant/unused land. Besides, the eventual formed road surface will have a site level similar to those of the approved applications A/YL-SK/346 and A/YL-SK/376 (i.e. 28.4mPD).
- (e) The proposed vehicular access is to serve a few Small House developments along it and the traffic generated is not significant. The proposed road is mainly to serve the proposed Small Houses at Lot 143 S.B ss.1 and 143 S.B RP approved under applications no. SK/346 and SK/376 respectively. **Appendix III** just estimates the maximum possible traffic generated in the long term. There are still no known Small House proposals on Lots 143 S.A RP/143 S.A ss.1² and 143 S.B ss.2. In the longer term, however, these three lots would be developed for Small Houses or other permitted uses.

² One Small House is assumed to straddle on these two lots due to their smaller size.



District: Yuen Long

Scale: 1 : 500

Plan 3

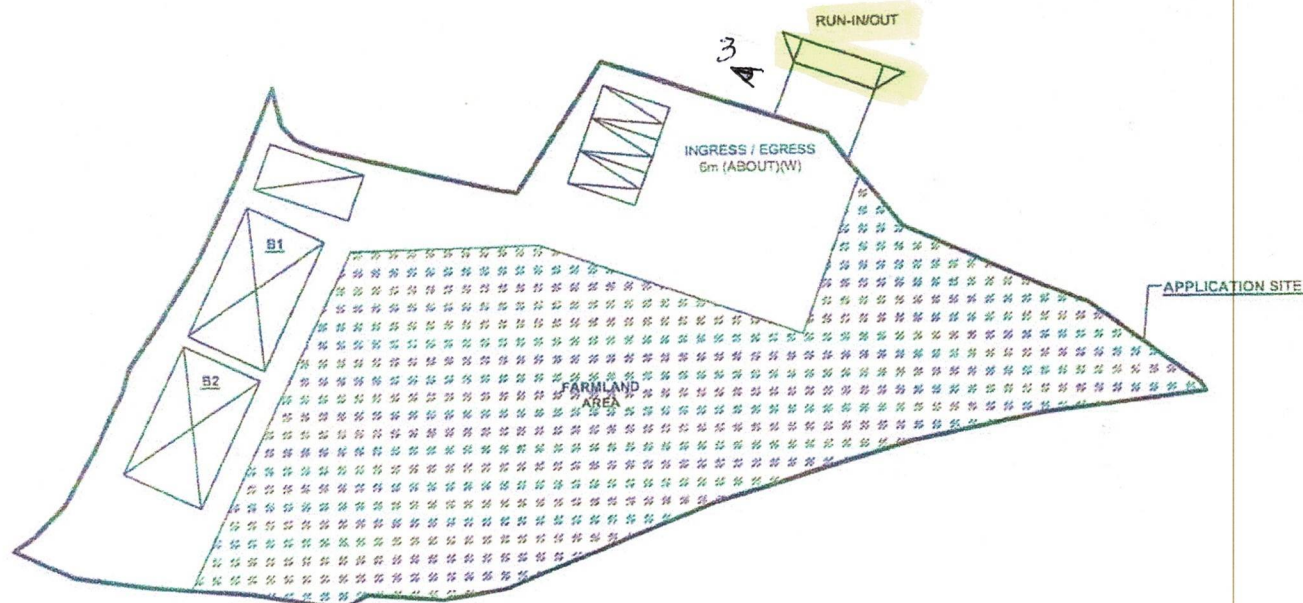
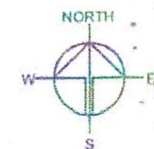
Site Layout of The Proposed Vehicular Access

- Legend:
- Point of Photo-taking
 - Proposed Level (mPD)
 - Proposed Vehicular Access
 - Application Site

DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

| | |
|-----------------------|-------------------------------|
| APPLICATION SITE AREA | : 1,759m ² (ABOUT) |
| COVERED AREA | : 120m ² (ABOUT) |
| UNCOVERED AREA | : 1,649m ² (ABOUT) |
| PLOT RATIO | : 0.1 (ABOUT) |
| SITE COVERAGE | : 7% (ABOUT) |
| NO. OF STRUCTURE | : 2 |
| DOMESTIC GFA | : NOT APPLICABLE |
| NON-DOMESTIC GFA | : 180m ² (ABOUT) |
| BUILDING HEIGHT | : 3.5m - 6m (ABOUT) |
| NO. OF STOREY | : 1 - 2 |

| STRUCTURE | USE | COVERED AREA GFA | | BUILDING HEIGHT |
|-------------------|---|---------------------------|---------------------------|------------------------|
| B1 | AGRICULTURAL LEARNING CENTRE AND STORAGE OF SEED AND FARM TOOLS | 60m ² (ABOUT) | 60m ² (ABOUT) | 3.5m (ABOUT)(1-STOREY) |
| B2 (G/F) (1/F) | RECEPTION, TOILET, CHANGING ROOM | 60m ² (ABOUT) | 120m ² (ABOUT) | 6m (ABOUT)(2-STOREY) |
| TOTAL | | 120m ² (ABOUT) | 180m ² (ABOUT) | |



PARKING PROVISION

| | |
|----------------------------------|---------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 3 |
| DIMENSION OF PARKING SPACE | : 2.5m (W) X 5m (L) |
| NO. OF L/U/L SPACE FOR LGV | : 1 |
| DIMENSION OF L/U/L SPACE | : 3.5m (W) X 7m (L) |

LEGEND

| | |
|--|-------------------------|
| | STRUCTURE |
| | FARMLAND |
| | LOADING/UNLOADING SPACE |
| | PARKING SPACE |

Appendix II

| | |
|---|----------|
| Drawing No. | Var |
| P04 | 01 |
| Project | |
| PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND LAND FILLING | |
| VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES | |
| Drawing Title | |
| LAYOUT PLAN | |
| Scale of A4 | |
| 1 : 500 | |
| Drawn | Date |
| | 8.4.2021 |
| Revised | Date |
| | |