

Our Ref. : DD114 Lot 911 RP
Your Ref. : TPB/A/YL-SK/424

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By E-mail

17 July 2025

Dear Sir,

Supplementary Information

**Proposed Temporary Shop and Services and Associated Filling of Land
for a Period of 5 Years in "Village Type Development" Zone,
Lot 911 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/424)

We write to submit supplementary information in support of the captioned application.

Should you require more information regarding the application, please contact our [REDACTED]
[REDACTED] or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary CHAN

email: gkwchan@pland.gov.hk)



Supplementary Information

**Proposed Temporary Shop and Services and Associated Filling of Land
for a Period of 5 Years in “Village Type Development” Zone,
Lot 911 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories**

(Application No. A/YL-SK/424)

- (i) The applicant provides supplementary information/clarifications in support of the application:

Provision of Fire Service Installations (FSIs)

- under the previous application No. A/YL-SK/331, the applicant made submission of an FSIs proposal, which was accepted by the Director of Fire Services (D of FS) during the application stage. The accepted FSIs proposal is enclosed at Appendix IV of the original submission;
- given that prior approval of Short Term Waiver (STW) from the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) is required for the erection of structure at the application site (the Site), the applicant has been unable to implement the FSIs as required by D of FS to fulfil the compliance requirement; and
- the applicant submitted an application for STW to DLO/YL, LandsD in September 2022. As of the submission date of the captioned application, the applicant is still waiting for relevant authorities to advise the current situation of the STW application. Upon obtaining the approval for STW, the applicant will commence the construction work of the proposed structure and implement the accepted FSIs proposal that was previously accepted under previous application No. A/YL-SK/331 as required by D of FS to fulfil the compliance requirement;

Filling of Land

- the applicant intends to regularise the existing filling of land at the Site, which is covered by concrete of not more than 0.1 m in depth. The existing site level is at +32.6 mPD; and
- please refer to the enclosed revised plan showing the filling of land at the Site at **Plan 5** for details;

Use of the Proposed Structure

- the applicant confirms that both floors i.e. G/F and 1/F of the proposed structure will be used for shop and service (real estate agency) use; and
- please refer to the layout plan at Plan 4 of the original submission for details; and

Public Transportation Services

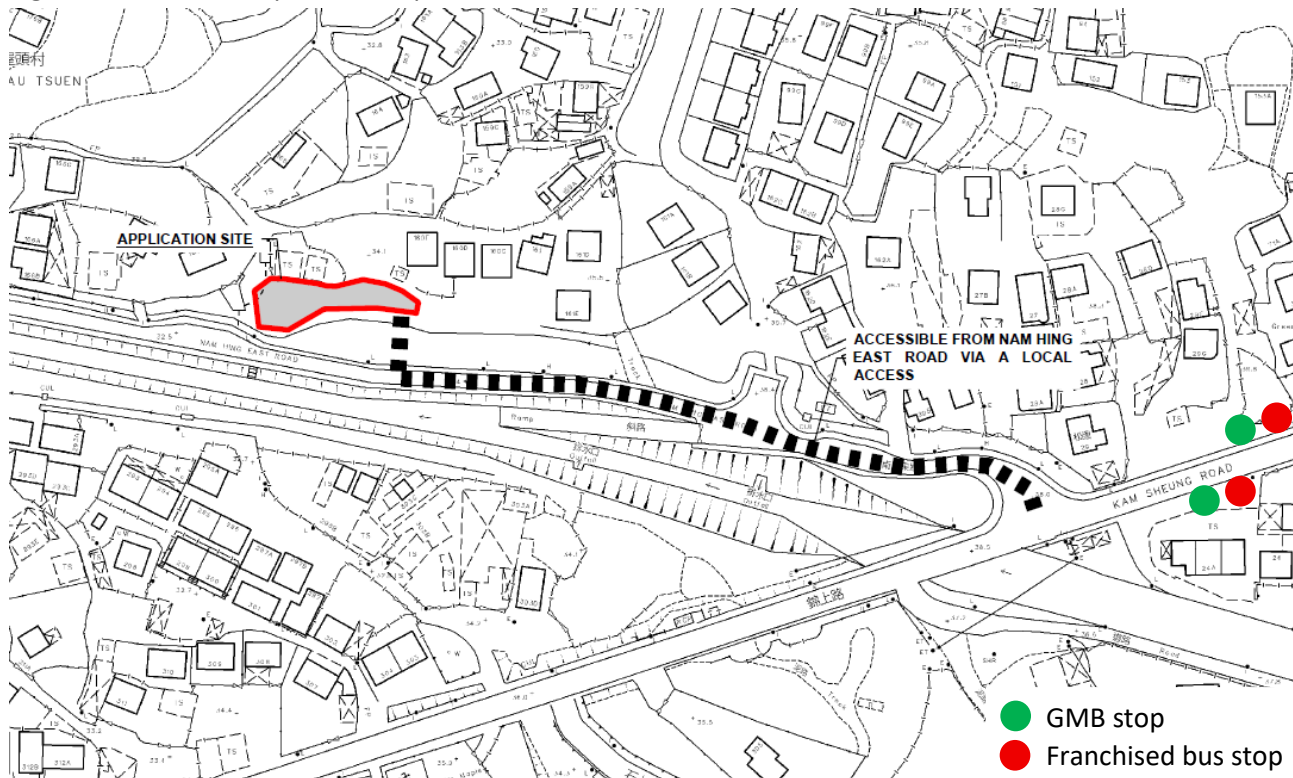
- the Site is accessible from Nam Hing East Road via Kam Sheung Road, which is served with public transportation services. The Site is about 200 m to 220 m away from the nearest green minibs (GMB) stop and franchised bus stop. It is expected that the majority of staff and visitors will get access to the Site by public transportation services; and
- for details of the public transportation services, please refer to **Annex 1**.

Annex 1 – Public Transportation Services in the Vicinity of the Site

Figure 1 – Public transportation services serving the Site

Route	Termination Points		Frequency
Franchised Bus			
64K	Yuen Long (West)	Tai Po Market Station	8 – 12 minutes ¹
251A	Kam Sheung Road Station	Sheung Tsuen	15 – 20 minutes ²
GMB			
72	Yuen Long Tai Hang Street	Lui Kung Tin	10 minutes ³

Figure 2 – Location of public transportation services



¹ During operation hours; Source: KMB

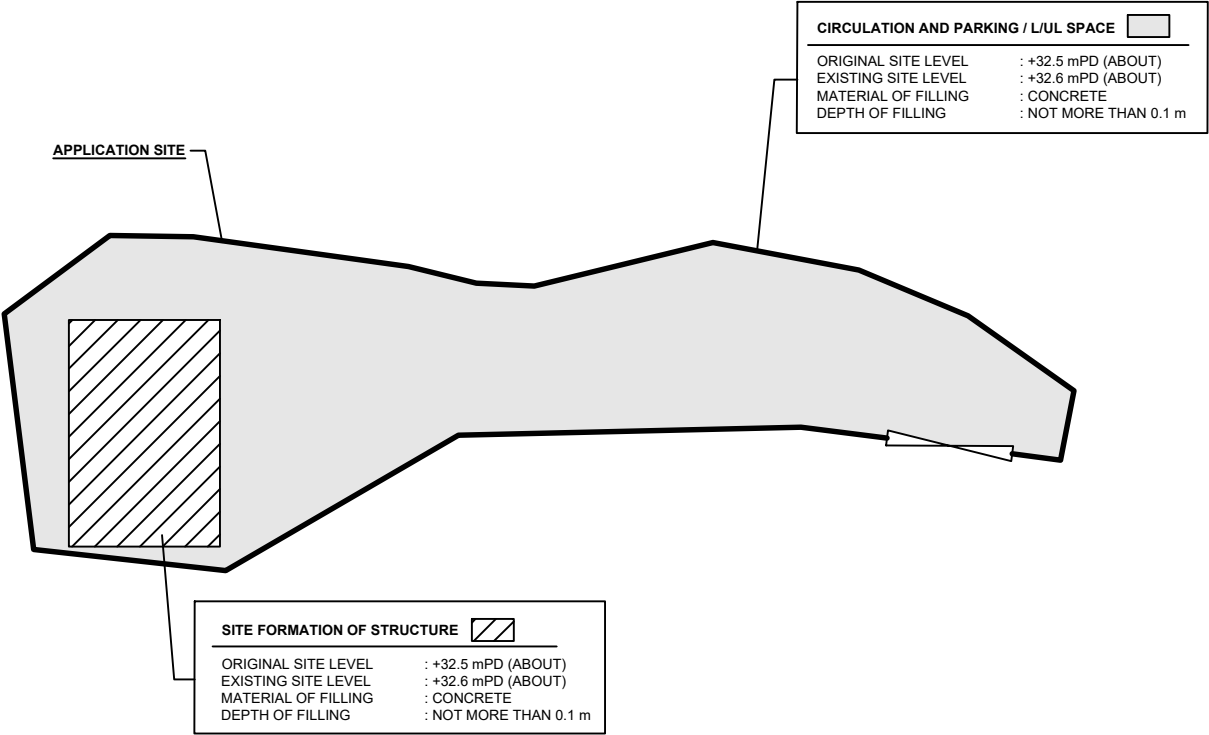
² During operation hours; Source: KMB

³ During operation hours; Source: HKeMobility

FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA	: 336 m ²	(ABOUT)
COVERED BY STRUCTURE	: 54 m ²	(ABOUT)
LAND FILLING AREA	: 336 m ² (100%)	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1 m	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES	
	: PARKING SPACE AND CIRCULATION AREA	

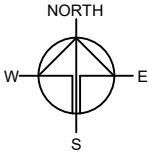
THE APPLICATION SITE HAS BEEN ENTIRELY PAVED WITH CONCRETE. THE APPLICATION INTENDS TO REGULARISE THE EXISTING FILLING OF LAND. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.




SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE



PLANNING CONSULTANT	
	
PROJECT	
PROPOSED TEMPORARY SHOP AND SERVICES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS	
SITE LOCATION	
LOT 911 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 300 @ A4	
DRAWN BY	DATE
MN	17.7.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FILLING OF LAND	
DWG. NO.	VER.
PLAN 5	001