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寄件者: [REDACTED]
寄件日期: 2025年10月17日星期五 15:27
收件者: tpbpd/PLAND
副本: Jason Sek Hei WONG/PLAND
主旨: Planning Application No. A/YL-SK/436 - Submission of Supplementary Information
附件: SK436_P20056_SI_17.10.2025.pdf

郵件標幟: 待處理
標幟狀態: 已標幟

類別: Internet Email

Dear Sir/Madam,

Attached please find our supplementary information for the captioned application. Thank you.

Regards,
Janice Tang

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[Goldrich Planners and Surveyors Ltd.](#)



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Your Ref.: A/YL-SK/436

Our Ref.: P20056/TL25352

17 October 2025

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

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Supplementary Information

**Temporary Shop and Services (Real Estate Agency) with Ancillary Office
for a Period of 5 Years, Lot No. 291 S.B in D.D. 112 and adjoining
Government Land, Yuen Long, New Territories
(Application No. A/YL-SK/436)**

We noted that the draft Shek Kong Outline Zoning Plan (the "OZP") No. S/YL-SK/10 is gazetted under section 5 of Town Planning Ordinance on 17.10.2025. The area of the application site under the captioned application is rezoned from Residential (Group D)" ("R(D)") to "Residential (Group C)" ("R(C)"). According to the Notes of the OZP, 'Shop and Services' use is a Column 2 use within the "R(C)" zone on the OZP requiring planning permission from the Town Planning Board, which may be permitted with or without conditions.

In view of the amendments of the OZP, we enclose the following revised pages for your consideration:

1. Pages 3 & 18 of Form S16-I;
2. Executive Summary;
3. Page 1 of Planning Statement (**Appendix I**); and
4. Location Plan (**Plan 1**).

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/FS&YLE, PlanD (Attn.: Mr. Jason WONG)

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Shek Kong Outline Zoning Plan No. S/YL-SK/10
(e) Land use zone(s) involved 涉及的土地用途地帶	“Residential (Group C)” (“R(C)”)
(f) Current use(s) 現時用途	Temporary Shop and Services (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)
(g) Additional Information (if applicable) 附加資料（如適用）	

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上（請繼續填寫第 6 部分）。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot No. 291 S.B in D.D. 112 and adjoining Government Land, Yuen Long, New Territories		
Site area 地盤面積	261 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 11 sq. m 平方米 ☒ About 約)		
Plan 圖則	Draft Shek Kong Outline Zoning Plan No. S/YL-SK/10		
Zoning 地帶	“Residential (Group C)” (“R(C)”)		
Applied use/ development 申請用途／發展	Temporary Shop and Services (Real Estate Agency) with Ancillary Office for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☒ About 約 142.3 ☐ Not more than 不多於	☒ About 約 ☐ Not 0.55 more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於) mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
	Non-domestic 非住用	5.6	m 米 ☒ (Not more than 不多於) mPD 米(主水平基準上) ☐ (Not more than 不多於)

Executive Summary

1. The application site is on Lot No. 291 S.B in D.D. 112 and adjoining Government Land, Yuen Long, New Territories.
2. The site area is about 261 m², including about 11 m² of Government Land.
3. The application site falls within an area zoned “Residential (Group C)” (“R(C)”) on the Draft Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/10.
4. The applied use is ‘Temporary Shop and Services (Real Estate Agency) with Ancillary Office’ for a period of 5 years. According to the Notes of the OZP, ‘Shop and Services’ use is a Column 2 use within the “R(C)” zone on the OZP requiring planning permission from the Town Planning Board, which may be permitted with or without conditions.
5. A total of 3 temporary structures are provided for real estate agency, toilet, storeroom and ancillary office use. The gross floor area is about 142.3 m².
6. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗丈量約份第 112 約地段第 291 號 B 分段和毗連政府土地。
2. 申請地點的面積約 261 平方米，包括約 11 平方米的政府土地。
3. 申請地點在《石崗分區計劃大綱草圖編號 S/YL-SK/10》上劃為「住宅(丙類)」地帶。
4. 申請用途為「臨時商店及服務行業（地產代理）連附屬辦公室」（為期 5 年）。根據有關分區計劃大綱圖的《注釋》，「商店及服務行業」用途在大綱圖上的「住宅(丙類)」地帶內屬於第二欄用途，須向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准。
5. 申請地點提供 3 個臨時構築物作地產代理、洗手間、儲物室及附屬辦公室用途，總樓面面積約 142.3 平方米。
6. 營運時間為每日上午 9 時至下午 6 時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Full Sharp Development Limited (“the Applicant”) in support of the planning application for a ‘Temporary Shop and Services (Real Estate Agency) with Ancillary Office for a Period of 5 Years’ (“the Development”) at Lot No. 291 S.B in D.D. 112 and adjoining Government Land, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

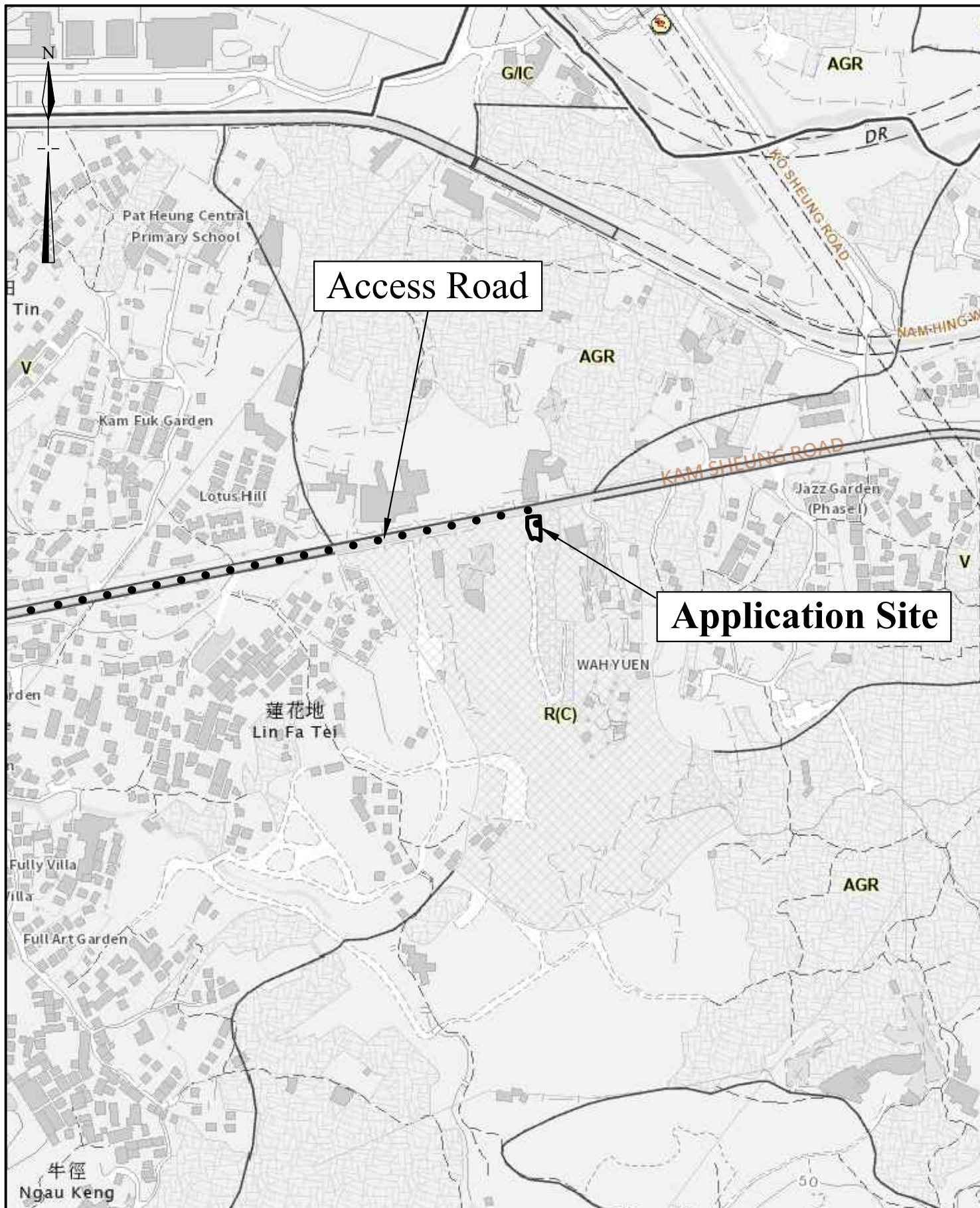
2. The Site comprises Lot No. 291 S.B in D.D. 112 and adjoining Government Land, Yuen Long, New Territories. It is accessible from Kam Sheung Road leading to the ingress to its north.
3. The site area is about 261 m², including about 11 m² of Government Land.

Planning Context

4. The Site falls within an area zoned “Residential (Group C)” (“R(C)”) on the Draft Shek Kong Outline Zoning Plan (the “OZP”) No. S/YL-SK/10.
5. The planning intention of the “R(C)” zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
6. According to the Notes of the OZP, ‘Shop and Services’ use is a Column 2 use within the “R(C)” zone on the OZP requiring planning permission from the Board.
7. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “R(C)” zone.

Development Parameters

8. The following table summarises the details of the structures on site (**Plan 3**):



Extracted from Draft Shek Kong Outline Zoning Plan No. S/YL-SK/10

Not to Scale	Location Plan	Goldrich Planners & Surveyors Ltd.
October 2025		Plan 1 (P 20056)