

## Detailed Justifications

### The Application Site and Zoning

1. The Application Site (the Site) is located at the western fringe of Nam Hing Lei. It falls within an area zoned Village Type Development” (“V”) on the Shek Kong Outline Zoning Plan (OZP) (**Plan 1**). According to the Notes of the “V” zone, filling and excavation of land require planning permission from the Town Planning Board (the Board). The Site is currently vacant (**Plan 5a**).

### Background

2. The Site forms part of a withdrawn application (no. A/YL-SK/391). The difference from the current application is that an eastbound section of road running along the Government land to the north of Lots 143 S.A ss.1, 143 S.A RP, 142 RP and 142 S.A is deleted due to i) encroachment on a mitigation woodland managed by AFCD; ii) conflict with other house development proposal on the 'G' land. Besides, the proposed road alignment is shifted 3m away from the existing 525mm U-channel, to address DSD’s comments.

### The Proposal

3. The applicant seeks planning permission for filling and excavation of land for provision of a vehicular access to facilitate the construction of Small Houses within the subject “V” zone. The road proposal is as follows:
  - (a) The proposed vehicular access varies in width from about 3.5m to 6m (**Plan 3**). The gradient is approximately between 1:15 to 1:36 (**Plan 6**). The Site will be filled with concrete to a maximum of about 1.07m (**Plan 7**) to form the road surface. A steel bridge with concrete block footings is provided near the run-in/run-out area.
  - (b) The Site is accessible via Ko Sheung Road. A new run-in/run-out will be provided to the satisfaction of TD and HyD in accordance with the latest version of Highways Standard Drawings No. H1113 and H1114 (**Appendices Ib & Ic**). A temporary run-in/run-out of 8m wide was already approved in-principle by TD in late August 2024 (**Appendix Ia**) and constructed with approval from concerned Government departments<sup>1</sup>. Similar run-in/run-out in the vicinity has been constructed under application no. A/YL-SK/306, which was approved by RNTPC on 11.6.2021 (**Appendix II & Photo 3 of Plan 5b**). The applicant would submit a run-in/out proposal for approval by TD and HyD upon approval of the application.

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<sup>1</sup> The proposed 6m wide run-in would overlap with the existing 8m wide temporary run-in. The temporary run-in was constructed in March 2025 with excavation permit obtained from concerned Government departments prior to commencement of works. However, PlanD advised that such excavation works also require planning permission from the Board. Hence, the applicant also seeks to regularize the excavation of the run-in/run-out area under the current application. Furthermore, the colored blue area outside the application site (as shown on the plan in Appendix Ia) is overtaken by event and would not be pursued.

- (c) The maximum depth of filling of about 1.07m occurs near the proposed road bend to the southwest of Lot 143 S.B ss.1 (red spot on **Plan 7**) where the proposed road level and existing ground level are 27.95mPD and 26.88mPD respectively. The maximum depth of excavation at the run-in/run-out area is about 0.12m (**Plan 7**).
- (d) Upon completion, the vehicular access would be handed over to the Government. The applicants 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**

### **4.** 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 in the area.
- (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. Another similar application for filling of land for vehicular access for permitted agricultural use (A/YL-NSW/251) was approved by RNTPC on 13.1.2017.
- (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.1<sup>2</sup> and 143 S.B ss.2. In the longer term, however, these three lots would be developed for Small Houses or other permitted uses.

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

- (f) In commenting the application no. A/YL-SK/346, C for T advises that construction of Small Houses in the later stage might result in forming roads and/or run-ins permanently on unallocated Government land without approvals from any departments (unauthorized run-ins), which could lead to public complaints and traffic concerns. The proposal can provide a proper vehicular access under the scrutiny of relevant Government departments via the planning application system and serves to deter the proliferation of unauthorized run-ins.

#### Railway Reserve

- (g) The Site falls within or is close to the railway protection boundary of the existing railways (Express Rail Link) which has been fully commissioned. MTR Corporation Limited would be consulted on the proposed land filling operation.

#### Drainage

- (h) Adequate drainage facilities would be provided to drain surface runoff accrued at the Site and those from adjacent areas (**Appendix IV**). No adverse drainage impact is envisaged. The proposed U-channels outside the Application Site have been approved under Application No. SK/346. The concerned applicant would submit proposal to fulfill the approval condition on drainage to the satisfaction of DSD.

#### Environmental

- (i) The applicant would follow the good engineering practice set out in “Recommended Pollution Control Clauses for Construction Contracts” and the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). Besides, adequate supporting facilities would be provided for proper collection, treatment and disposal of waste/wastewater generated.

#### Landscape Consideration

- (j) There would be minor encroachment on the mitigation woodland or planting area managed by AFCDC near the proposed run-in/run-out area. However, it should be noted that the continuity of this mitigation woodland was already disrupted with significant vegetation removed due to the construction of Ko Sheung Road and its associated footpath, roadside slope and toe-slope drains (**Plan 5d**). Furthermore, according to the aerial photo of February 2020, the subject mitigation planting area near the Site was again disturbed possibly by other Government projects (**Inset of Plan 5d**). Nevertheless, the applicant would undertake to avoid disturbing the mitigation planting area, in particular during the land filling activity, in order to preserve and protect the vegetation therein.
- (k) Apart from groundcover plant of *Bidens pilosa* (鬼針草), the Site is now largely covered with weeds and shrubs colonized by climbers (**Plan 5a**). A few *Leucaena leucocephala* (銀合歡) found in the vicinity of the public catchpit to the north of the proposed run-in are outside the Site and would not be affected. Significant adverse landscape impact arising from the proposed development is not envisaged.

5. To conclude, the proposed vehicular access is generally not in conflict with the planning intention of the “V” zone, and no traffic, environmental, drainage and landscape impacts are envisaged. In view that it can facilitate the proposed Small House developments in the subject “V” zone, favourable consideration may be given to the application.

[REDACTED]

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寄件者: pak yeung Yung <[REDACTED]>  
寄件日期: 2026年03月15日星期日 16:08  
收件者: Jason Sek Hei WONG/PLAND  
主旨: Planning Application no. A/YL-SK/450  
附件: Supplementary Information.pdf

郵件標幟: 待處理  
標幟狀態: 已標幟

類別: Internet Email

Dear Mr. Wong,

I refer to our tele-conversation of 12/3 and provide clarifications of the background information of the application as follows:

a) Withdrawal of Application No. A/YL-SK/391 - As advised by your Office in Nov. 2024, "Since the proposed vehicular access road aims to serve other use(s)/development(s), there needs to include the concerned use(s)/development(s) into your application or development site (no matter the use(s)/development(s) requires to have planning permission from the Town Planning Board or not). Please withdraw the current application (No. A/YL-SK/391) and rectify the applied use", Accordingly, a fresh application A/YL-SK/417 was submitted, excluding the eastbound section of the road and the run-in/run-out area already formed by excavation but including Lot 143 S.B ss.1 as part of the application site.

b) Withdrawal of Application No. SK/417 - As advised by your office, however, Lot 143 S.B ss.1 should be excluded since approval for filling of land was already approved under application no. A/YL-SK/346. Besides, the run-in/run-out formed by excavation should be included since regularization of the works taken is required. A fresh application A/YL-SK/420 was therefore submitted, excluding Lot 143 S.B ss.1 but including the area formed by excavation.

c) Difference from Withdrawn Application No. A/YL-SK/420 - The road alignment is shifted 3m away from the existing 525mm U-channel to address DSD's comments. Consequently, parts of Lots 143 S.A ss.1 and 143 S.B ss.1 are included as part of the application site.

d) Area of Land Filling - Apart from the Excavation area (area shown hatched red on Plan 3), the rest of the application site would involve filling of land.

e) Excavation Permit for Run-in/run-out - A Demand Note for Excavation Permit issued by the Highways Department is attached at Appendix B.

f) Related Approved Applications - The application site boundaries of A/YL-SK/346 and 376 are shown on Plan A-2 of A/YL-SK/376.

g) 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

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential  
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.

h) Points of taking Site Photos - They are shown on Plan 3 and Appendix A.

Regards,

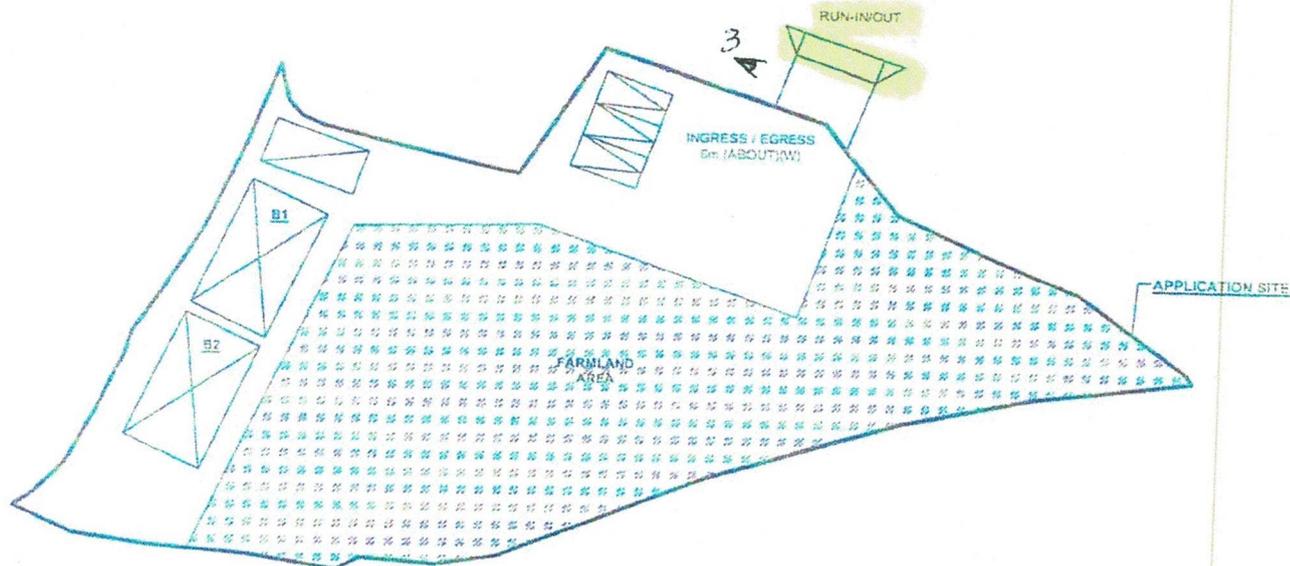
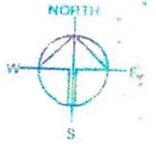
P.Y. Yung  
for CTA Limited



**DEVELOPMENT PARAMETERS OF THE APPLICATION SITE**

APPLICATION SITE AREA	1 786m <sup>2</sup> (ABOUT)
COVERED AREA	120m <sup>2</sup> (ABOUT)
UNCOVERED AREA	1 666m <sup>2</sup> (ABOUT)
PLOT RATIO	0.1 (ABOUT)
SITE COVERAGE	7% (ABOUT)
NO. OF STRUCTURE	2
DOMESTIC GFA	NOT APPLICABLE
NON-DOMESTIC GFA	180m <sup>2</sup> (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 <sup>2</sup> (ABOUT)	60m <sup>2</sup> (ABOUT)	3.5m (ABOUT) (1-STOREY)
B2 (G/F / 1/F)	RECEPTION, TOILET, CHANGING ROOM	60m <sup>2</sup> (ABOUT)	120m <sup>2</sup> (ABOUT)	6m (ABOUT) (2-STOREY)
TOTAL		120m <sup>2</sup> (ABOUT)	180m <sup>2</sup> (ABOUT)	



**PARKING PROVISION**

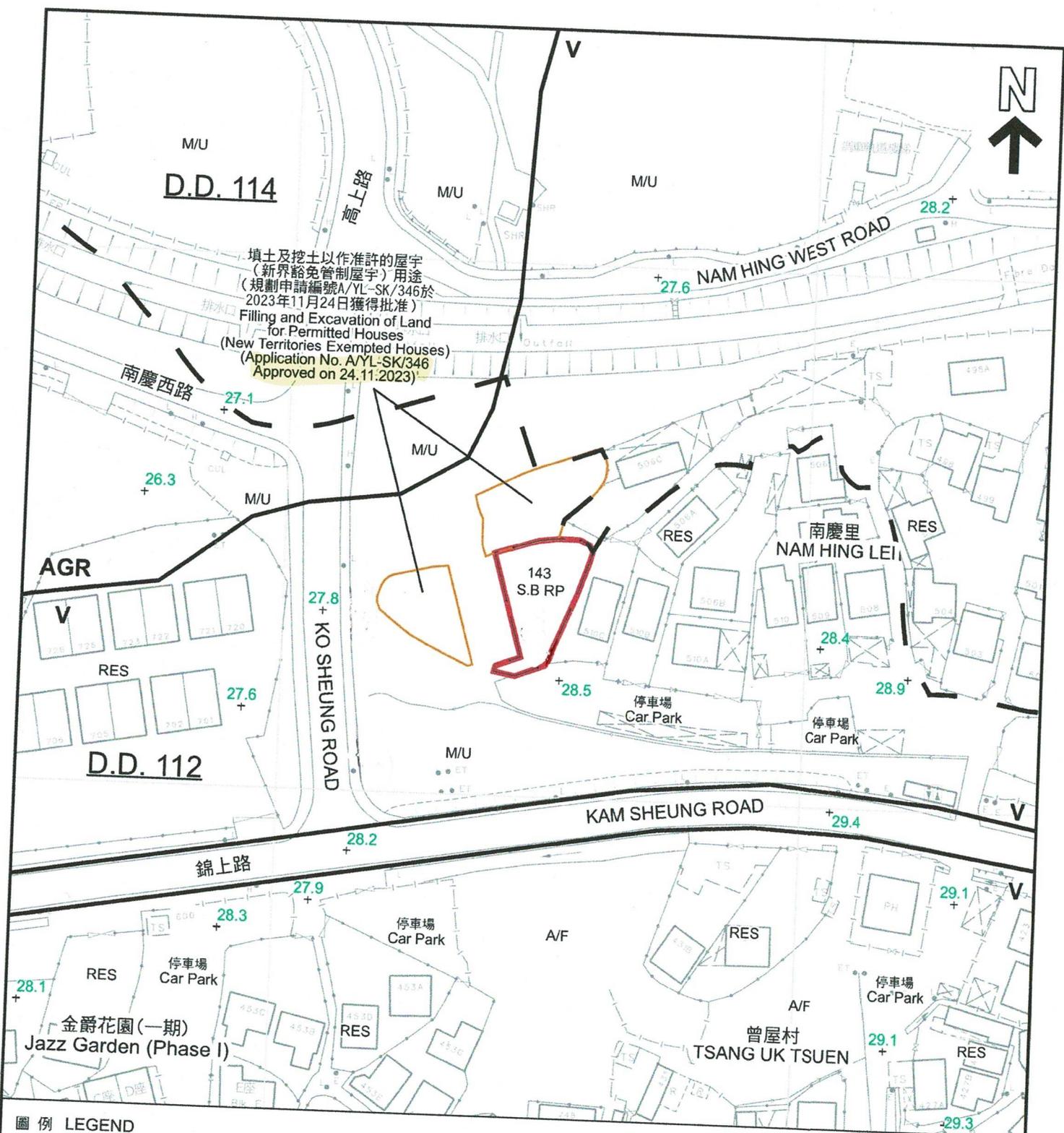
NO. OF PRIVATE CAR PARKING SPACE	3
DIMENSION OF PARKING SPACE	2.5m (W) X 5m (L)
NO. OF LUL SPACE FOR LGV	1
DIMENSION OF LUL SPACE	3.5m (W) X 7m (L)

**LEGEND**

	STRUCTURE
	FARMLAND
	LOADING/UNLOADING SPACE
	PARKING SPACE

**Appendix A**

Drawing No.	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 A1	1 : 500
Name	8.4.2021
Revision	DATE



填土及挖土以作准許的屋宇  
(新界豁免管制屋宇)用途  
(規劃申請編號A/YL-SK/346於  
2023年11月24日獲得批准)  
Filling and Excavation of Land  
for Permitted Houses  
(New Territories Exempted Houses)  
(Application No. A/YL-SK/346  
Approved on 24.11.2023)

**圖例 LEGEND**

- 申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- AGR** 農業  
AGRICULTURE

- A/F** 休耕農地  
FALLOW AGRICULTURAL LAND
- RES** 住用構築物  
RESIDENTIAL STRUCTURES
- M/U** 荒地  
UNUSED LAND

① 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

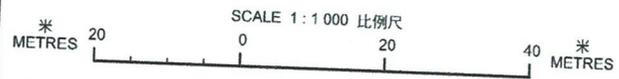
**註釋 Note :**

2024年6月14日勘测的土地用途  
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 14.6.2024

本摘要圖於2025年2月12日擬備，  
所根據的資料為測量圖編號  
6-NE-14C及19A  
EXTRACT PLAN PREPARED ON  
12.2.2025 BASED ON SURVEY SHEET  
No. 6-NE-14C & 19A

**平面圖 SITE PLAN**

擬議填土及挖土以作准許的屋宇 (新界豁免管制屋宇) 用途  
元朗石崗丈量約份第112約地段第143號B分段餘段  
PROPOSED FILLING AND EXCAVATION OF LAND FOR  
PERMITTED HOUSES (NEW TERRITORIES EXEMPTED HOUSES)  
LOT 143 S.B RP IN D.D. 112, SHEK KONG, YUEN LONG



**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
**A/YL-SK/376**

圖 PLAN  
**A-2**

香港特別行政區政府  
THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION

繳款單編號 Demand Note Number

[Redacted]

發單部門 Demand Note Issuing Department

Highways - N.T.

發單日期 Issue Date

04/02/2025

查詢電話 Enquiry Tel

[Redacted]

部門編號 Departmental Reference

[Redacted]

到期繳款日

Due Date 04/02/2025

應繳金額 (\$)

Amount Payable (\$) [Redacted]

名稱 Name  
地址 Address

[Redacted]

注意:

1. 如無註明日期繳款日，則此單上列開數目，請儘早繳交。有關繳款細則，請參閱此繳款單背面。
2. 如欲付款，請儘快繳交。請保留此繳款單的上半部分作爲記錄。
3. 如欲查詢此繳款單的付款狀態，請致電庫務署熱線 2845 8866。如對繳款單上資料有疑問，請聯絡發單部門查詢。

Notes:

1. If no due date is specified, this demand is due on presentation. Please make payment as soon as possible. For details of payment instructions, please see overleaf.
2. A receipt will not be issued for payment by post. Please retain the upper portion of this demand note for your records.
3. For any enquiries on the payment status of this demand note, please call "Treasury Hotline" on 2845 8866. For any further enquiries about the demand note, please contact the issuing department.

繳款項目 Particulars	金額 Amount (\$)
Excavation Permit Fee - 1347644	[Redacted]
Total	[Redacted]

以下機印所示金額，經已收訖。 RECEIVED THE SUM IMPRINTED BELOW

GE188A (9/2001)

總寄付款回條  
Slip for Payment by Post

種類 Type	繳款單編號 Demand Note Number	發單日期 Issue Date	總額 Total Amount	III
[Redacted]	部門 Dept 辦事處 Office 編號 Serial No	日 Day 月 Month 年 Year	[Redacted]	
帳號 Allocation	User Code	金額 Amount (\$)	一般繳款單 GENERAL DEMAND NOTE	
[Redacted]	[Redacted]	[Redacted]		