

- 2 MAY 2025

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2500779

9/4

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-SK/416
	Date Received 收到日期	- 2 MAY 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

KWOK Choi Tim 郭財添

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 286 RP and 287 RP (Part) in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 973 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 193 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shek Kong OZP No.: S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	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)

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)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)" #.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」 #。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)" #.
已取得 名「現行土地擁有人」 # 的同意。

Details of consent of "current land owner(s)" # obtained 取得「現行土地擁有人」 # 同意的詳情

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別					
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)					
(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services with Ancillary Workshop and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)				
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月				
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 780 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 193 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 7 Proposed domestic floor area 擬議住用樓面面積 N/A .....sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 193 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 193 .....sq.m <input checked="" type="checkbox"/> About 約					
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)					
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	
B1	SHOP AND SERVICES	66 m ² (ABOUT)	66 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)	.....
B2	PORTABLE TOILET	3 m ² (ABOUT)	3 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)	.....
B3	STORAGE OF GOODS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	.....
B4	ANCILLARY WORKSHOP	64 m ² (ABOUT)	64 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)	.....
B5	STORAGE OF WORKSHOP EQUIPMENT	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	.....
B6	SITE OFFICE	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	.....
B7	STORAGE OF AUTO PARTS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	.....
TOTAL		193 m ² (ABOUT)	193 m ² (ABOUT)		.....
Proposed number of car parking spaces by types 不同種類停車位的擬議數目					
Private Car Parking Spaces 私家車車位		..... 3			
Motorcycle Parking Spaces 電單車車位		..... N/A			
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		..... N/A			
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		..... N/A			
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		..... N/A			
Others (Please Specify) 其他 (請列明)		.....		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目					
Taxi Spaces 的士車位		..... N/A			
Coach Spaces 旅遊巴車位		..... N/A			
Light Goods Vehicle Spaces 輕型貨車車位		..... N/A			
Medium Goods Vehicle Spaces 中型貨車車位		..... N/A			
Heavy Goods Vehicle Spaces 重型貨車車位		..... N/A			
Others (Please Specify) 其他 (請列明)		.....		

Proposed operating hours 擬議營運時間 09:00 to 19:00 daily, including public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Kam Sheung Road via a local access.																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 973 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..not more than 0.2.. m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to the supplementary statement.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）Position (if applicable)
職位（如適用）Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of

代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

08/04/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will 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。此部分將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	Lots 286 RP and 287 RP (Part) in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories
Site area 地盤面積	<div> <div>973</div> <div>sq. m 平方米</div> <div><input checked="" type="checkbox"/> About 約</div> </div> <div> <div>(includes Government land of 包括政府土地</div> <div>N/A</div> <div>sq. m 平方米</div> <div><input type="checkbox"/> About 約)</div> </div>
Plan 圖則	Approved Shek Kong OZP No.: S/YL-SK/9
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	Temporary Shop and Services with Ancillary Workshop and Associated Filling of Land for a Period of 3 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	193 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.20 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.5 - 4 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	20 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		3
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		3 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		N/A
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A N/A N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plans showing the location/zoning/land status/filling of land of/at the Site; Swept path analysis; As-built drainage plan accepted under previous application; and Fire service installation proposal.		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 286 RP and 287 RP (Part) in D.D.112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Shop and Services with Ancillary Workshop and Associated Filling of Land for a Period of 3 Years'** (the proposed development) (**Plan 1**).
- 1.2 The Site is within walking distance from various indigenous villages and brownfield sites, where demand for shop and services selling vehicles/vehicle products are high. In view of that, the applicant would like to operate the applied use for vehicle product shop and vehicle showroom to bring convenience to nearby locals and business operators. Vehicle products to be sold at the proposed development include dashcam, car diffuser, polishing products, car accessories etc.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/9 (**Plan 2**). According to the Notes of the OZP, '*Shop and Services*' is not a Column 1 nor Column 2 use within the "AGR" zone, which requires planning permission from the Board. Despite the Site falls within the "AGR" zone, no agricultural activity has been carried out for decades at the Site. Therefore, approval of the application on a temporary basis would better utilise precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone.
- 2.2 The proposed development adjoins the application site of an approved application No. A/YL-SK/404 for '*Shop and Services*' by the Board in February 2025. Other similar applications (Nos. A/YL-SK/366, 377, 392) for the same applied use have also been approved by the Board within or straddling the "AGR" zone on the same OZP. Therefore, approval of the current application is in line with previous decisions of the Board and would not set an undesirable precedent within the "AGR" zone. Besides, the Site is surrounded by open storage of construction materials and warehouses. The applied use is therefore considered not incompatible with surrounding land uses.
- 2.3 The Site is subject of a previous application for a different applied use submitted by a different applicant, which was approved by the Board on a temporary basis for a period of 5 years in

2021. The applicant of the previous application has complied with all approval conditions within the period of the planning permission.

- 2.4 In support of the current application, the applicant has submitted the as-built drainage plan accepted under previous application No. A/YL-SK/294, as well as a fire service installation (FSI) proposal to mitigate potential drainage impacts and enhance fire safety of the proposed development (**Appendices I and II**).

3) Development Proposal

- 3.1 The Site occupies an area of 973 m² (about) (**Plan 3**). A total of 7 single-storey structures are proposed at the Site for shop and services, portable toilet, storage of goods, workshop equipment and auto parts, ancillary workshop, and site office with total gross floor area (GFA) of 193 m² (about) (**Plan 4**). The operation hours of the proposed development are from 09:00 to 19:00 daily, including public holidays. The number of staff working at the Site are 2. It is estimated that the Site would be able to attract not more than 10 visitors per day. The ancillary workshop is to provide workspace for client to install the vehicle products purchased at the Site. The site office is to provide indoor workspace for administrative staff to support the daily operation of the Site. The majority of the remaining open space will serve as display area for vehicle sale. Detailed development parameters are shown at **Table 1** below:

Table 1 – Major development parameters

Site Area	973 m ² (about)
Covered Area	193 m ² (about)
Uncovered Area	780 m ² (about)
Plot Ratio	0.2 (about)
Site Coverage	20% (about)
Number of Structure	7
GFA	193 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	193 m ² (about)
Building Height	2.5 m to 4 m (about)
No. of Storey	1

- 3.2 The Site has been entirely hard-paved for site formation of structures, vehicle display area, and circulation and parking spaces to meet the operational need. The current application serves to regularise the existing filling of land of about 0.2 m in depth at the Site, where the existing

site level is at +24.5 mPD (**Plan 5**). The extent of filling has been kept to minimal and no further filling of land will be carried out for the current application. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

- 3.3 The Site is accessible from Kam Sheung Road (**Plan 1**). A total of 3 private car parking spaces are proposed at the Site for the transportation of goods and customer use. Customers may utilise the space to install the vehicle products after on-site purchasing. Details are shown at **Table 2** below:

Table 2 – Parking provisions

Type of Space	No. of Space
Private Car Parking Spaces - 2.5 m (W) x 5 m (L)	3

- 3.4 Sufficient space is provided for vehicles to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan 6**). The delivery of vehicle for sale will only be conducted during non-peak hours, which is expected to be infrequent (about 2 to 3 delivery trips weekly). As the estimated trip generation/attraction of the proposed development is minimal (as shown at **Table 3** below), the adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Estimated trip generation/attraction

Time Period	Estimated Trip Generation/Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	2
Average trip per hour (10:00 – 18:00)	1	1	2

- 3.5 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

- 3.6 The applicant will implement good practices under *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* for on-site drainage system within the Site. The applicant will regularly employ licensed collectors to collect and dispose of the sewage, and the locations of toilets are located away from the watercourse in the vicinity.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of the as-built drainage plan accepted under previous application and a FSI proposal to mitigate any adverse impact which would have arisen from the proposed development (**Appendices I and II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for '**Proposed Temporary Shop and Services with Ancillary Workshop and Associated Filling of Land for a Period of 3 Years**'.

R-riches Property Consultants Limited

April 2025

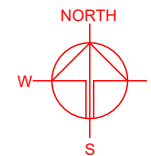
APPENDICES

- Appendix I** As-built drainage plan accepted under previous application No. A/YL-SK/294
Appendix II Fire service installation proposal

LIST OF PLANS

- Plan 1** Location plan
Plan 2 Plan showing the zoning of the Site
Plan 3 Plan showing the land status of the Site
Plan 4 Layout plan
Plan 5 Plan showing the filling of land at the Site
Plan 6 Swept path analysis

VEHICULAR ACCESS
ACCESSIBLE FROM KAM SHEUNG ROAD



APPLICATION SITE

ACCESSIBLE FROM
KAM SHEUNG ROAD

錦上路

KAM SHEUNG ROAD

[illegible]

PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY WORKSHOP AND
ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 286 RP AND 287 RP (PART)
IN D.D. 112, KAM SHEUNG ROAD,
SHEK KONG, YUEN LONG, NEW
TERRITORIES

4 SCALE

1 : 1000 @ A4

DRAWN BY

1

11

REVISÉ BY

1

APPROVED

1

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DWG. TITLE

LOCAT

DWG NO.	
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PLAN 1

PLAN	
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LEGEND

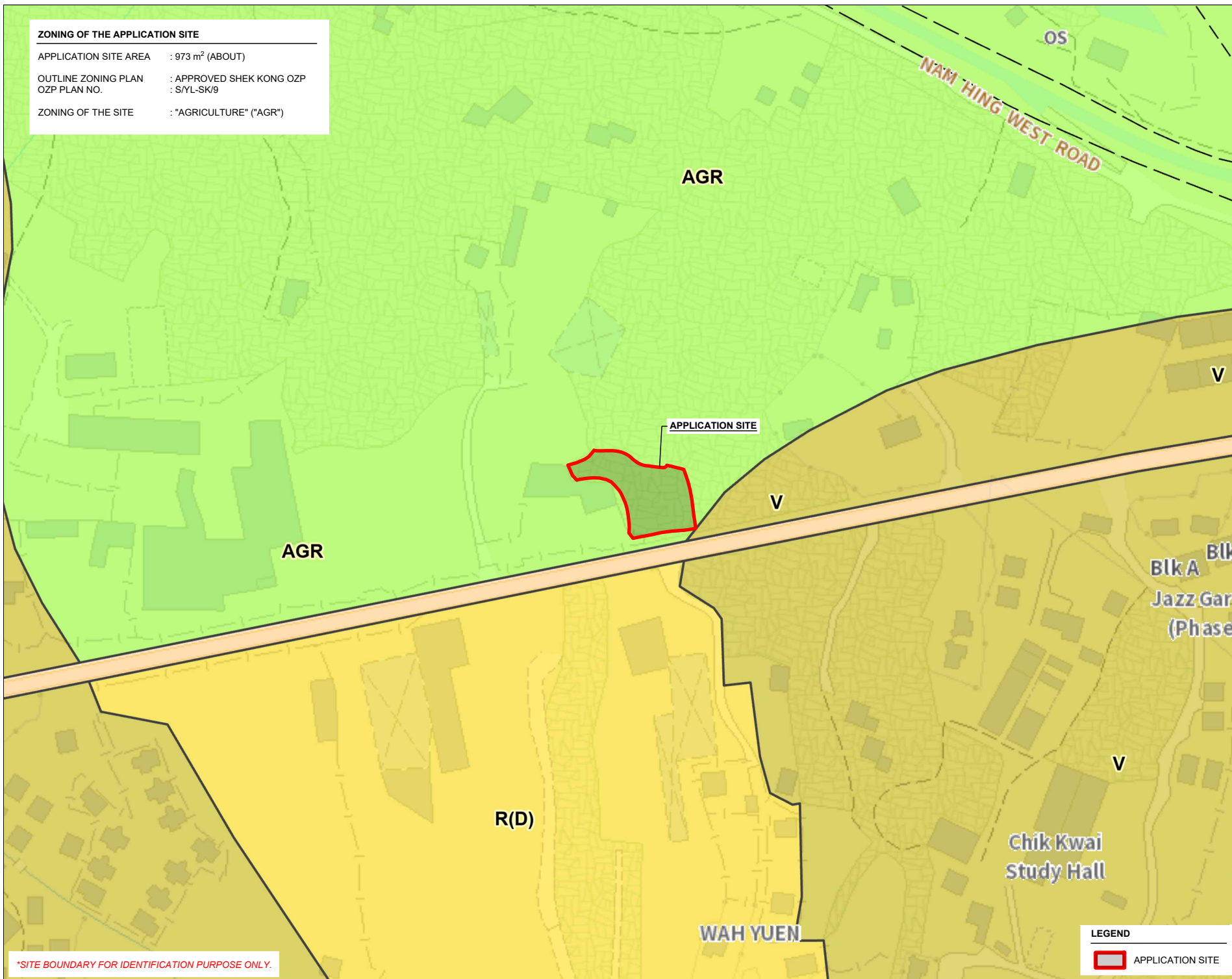
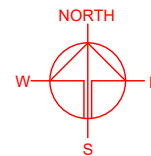


APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 973 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED SHEK KONG OZP
OZP PLAN NO. : S/YL-SK/9
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY WORKSHOP AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 286 RP AND 287 RP (PART) IN D.D. 112, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY : DATE : 1.4.2025

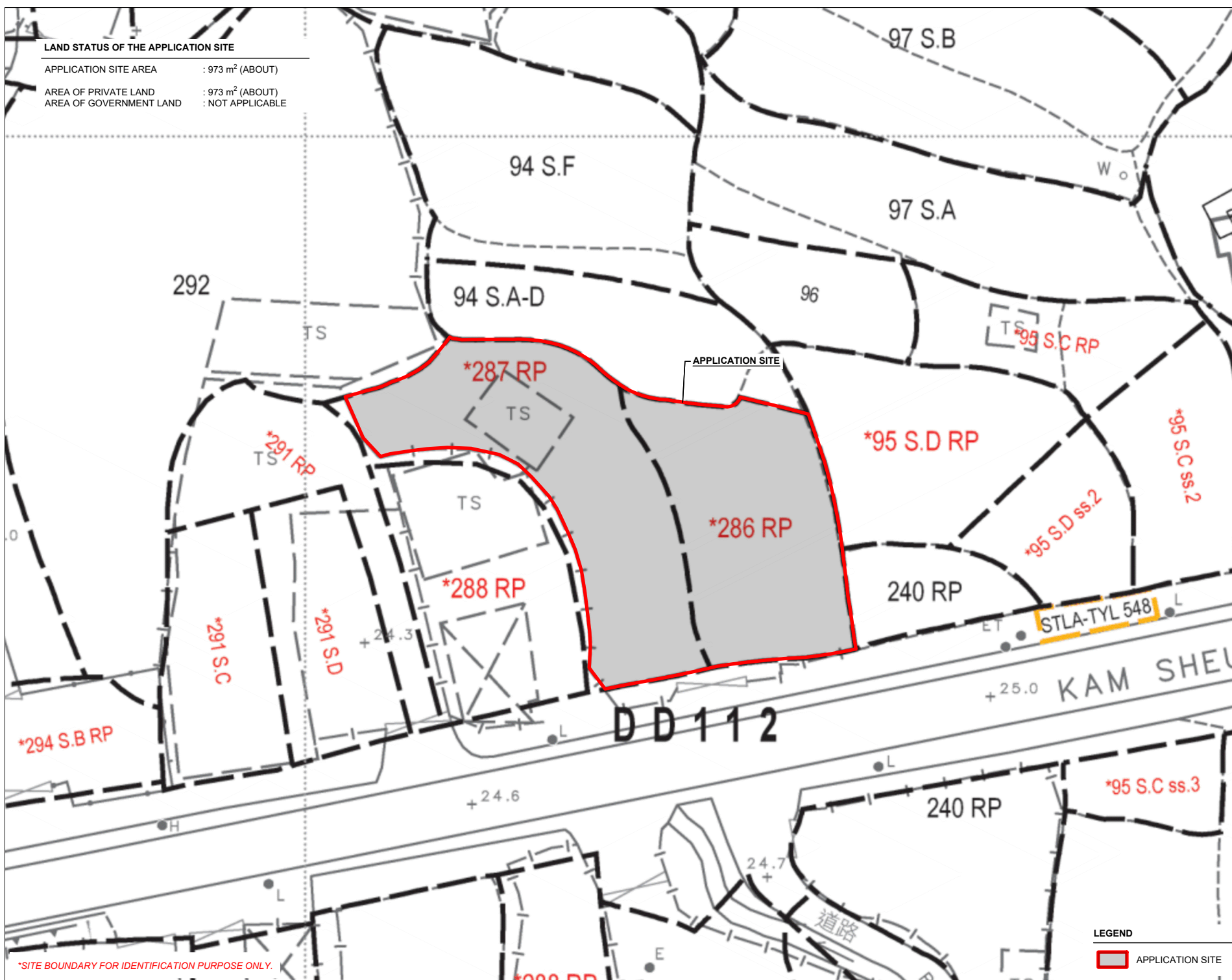
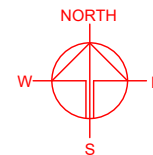
REVISED BY : DATE :

APPROVED BY : DATE :

DWG. TITLE : ZONING PLAN

DWG NO. : PLAN 2 VER. : 001

APPLICATION SITE AREA : 973 m² (ABOUT)
 AREA OF PRIVATE LAND : 973 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



***SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**

 APPLICATION SITE

	PLANNING CONSULTANT
--	---------------------



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY WORKSHOP AND
ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 286 RP AND 287 RP (PART)
IN D.D. 112, KAM SHEUNG ROAD,
SHEK KONG, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

DATE _____

1.4.2025

REVISÉD BY

DATE _____

APPROVED BY

DATE _____

DWG. TITLE
LAND STATUS

DMG NO.	
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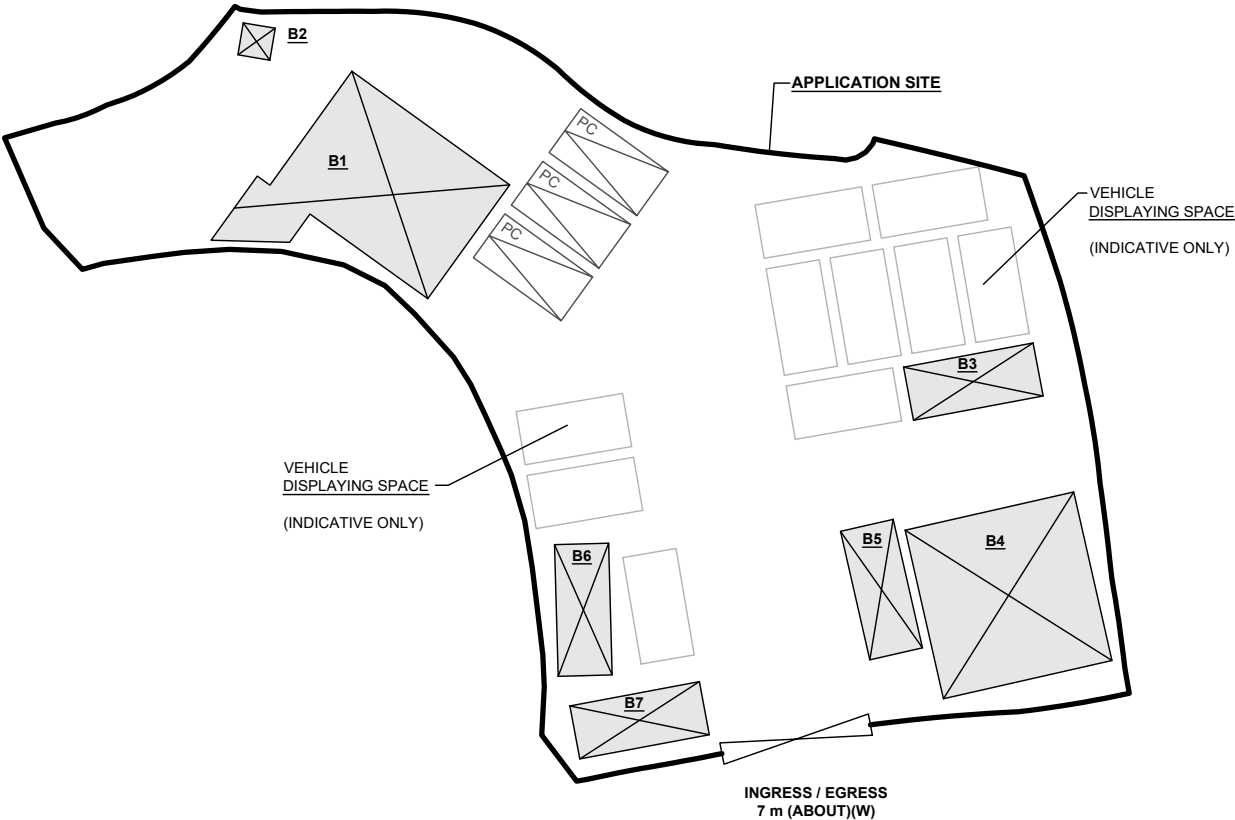
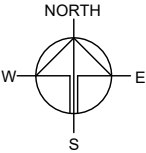
PLAN 3

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 973 m ²	(ABOUT)
COVERED AREA	: 193 m ²	(ABOUT)
UNCOVERED AREA	: 780 m ²	(ABOUT)
PLOT RATIO	: 0.2	(ABOUT)
SITE COVERAGE	: 20 %	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 193 m ²	(ABOUT)
TOTAL GFA	: 193 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 4 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES	66 m ² (ABOUT)	66 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	PORTABLE TOILET	3 m ² (ABOUT)	3 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B3	STORAGE OF GOODS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	ANCILLARY WORKSHOP	64 m ² (ABOUT)	64 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	STORAGE OF WORKSHOP EQUIPMENT	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	SITE OFFICE	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	STORAGE OF AUTO PARTS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		193 m ² (ABOUT)	193 m ² (ABOUT)	



PARKING PROVISION

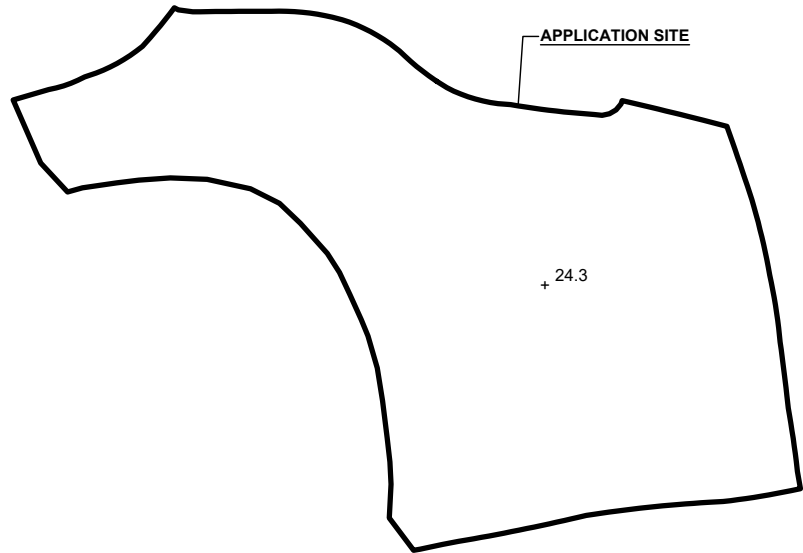
NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)

LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	VEHICLE DISPLAYING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY WORKSHOP AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
LOT 286 RP AND 287 RP (PART) IN D.D. 112, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 350 @ A4	
DRAWN BY	DATE
MN	1.4.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 4	001

THE APPLICATION SITE BEFORE BEING HARD-PAVED

APPLICATION SITE AREA : 973 m² (ABOUT)
SITE LEVEL BEFORE FILLING : +24.3 mPD (ABOUT)
SOILED GROUND AREA : 973 m² (ABOUT)



LEGEND

APPLICATION SITE

+ 24.3

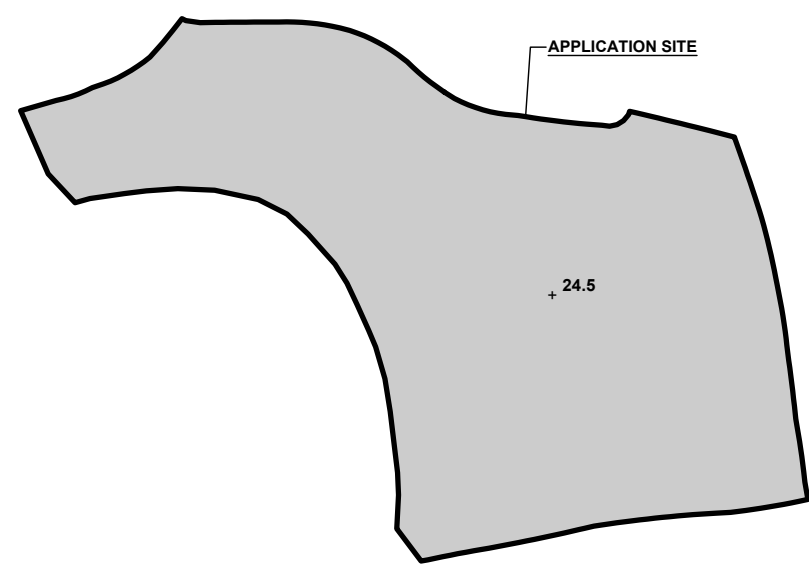
 SITE LEVEL

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 973 m² (ABOUT)
COVERED BY STRUCTURE : 193 m² (ABOUT)
EXISTING SITE LEVEL : +24.5 mPD (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
MATERIAL OF LAND FILLING : CONCRETE
PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES
VEHICLE DISPLAYING AREA,
CIRCULATION AND PARKING SPACES

**THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED. NO FURTHER FILLING OF LAND IS REQUIRED TO FACILITATE THE PROPOSED DEVELOPMENT.*



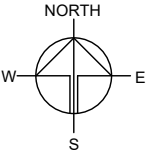
LEGEND

APPLICATION SITE

+ 24.5

 SITE LEVEL

FILLING OF LAND AREA



PLANNING CONSULTANT

 **R-Riches**
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY WORKSHOP AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

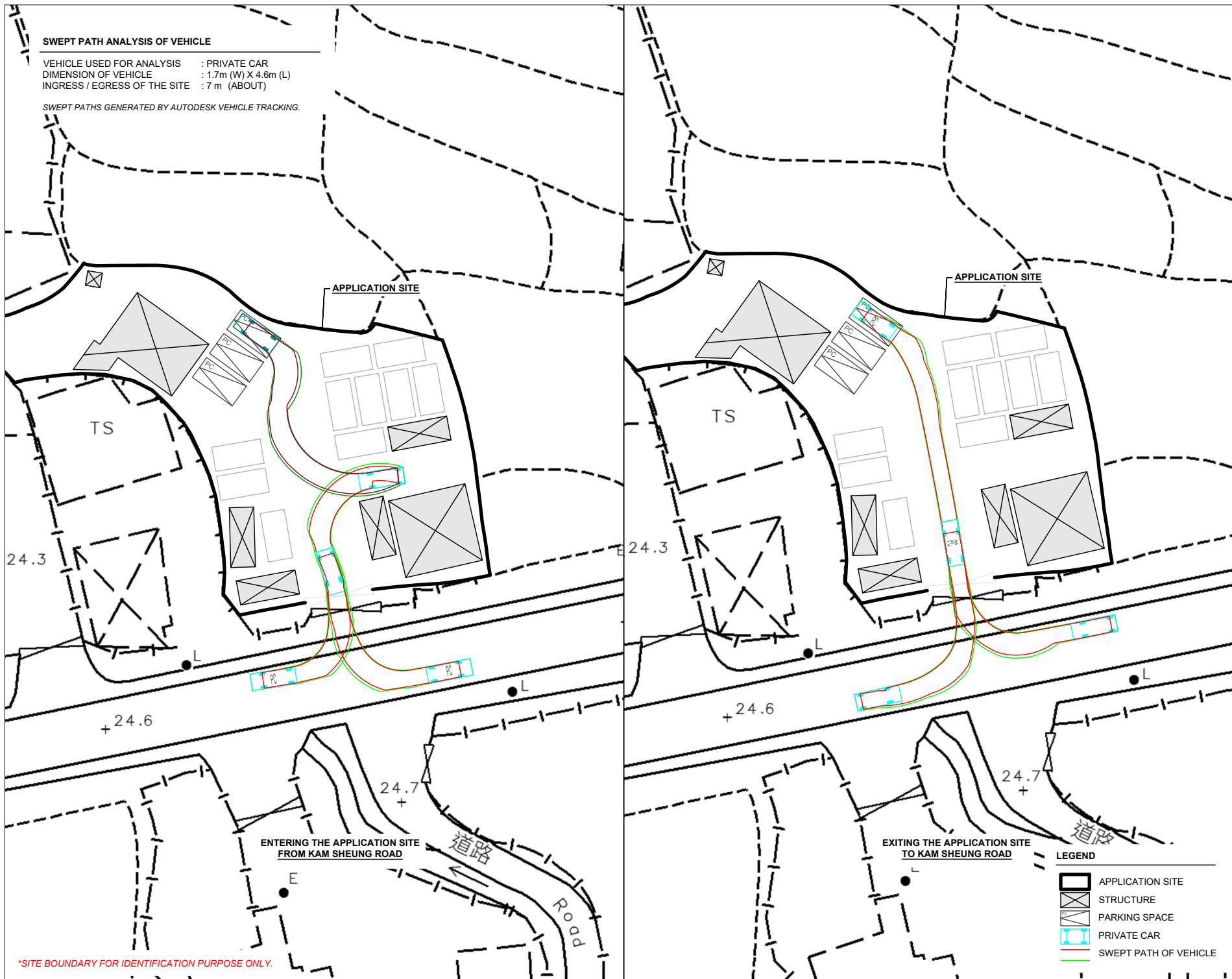
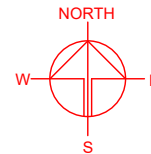
LOT 286 RP AND 287 RP (PART) IN D.D. 112, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE	
1 : 500 @ A4	
DRAWN BY	DATE
REVISD BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FILLING OF LAND	
DWG NO.	VER.
PLAN 5	001

SWEPT PATH ANALYSIS OF VEHICLE

VEHICLE USED FOR ANALYSIS : PRIVATE CAR
DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)
INGRESS / EGRESS OF THE SITE : 7 m (ABOUT)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING.



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY WORKSHOP AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 286 RP AND 287 RP (PART) IN D.D. 112, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY

DATE

1.4.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001

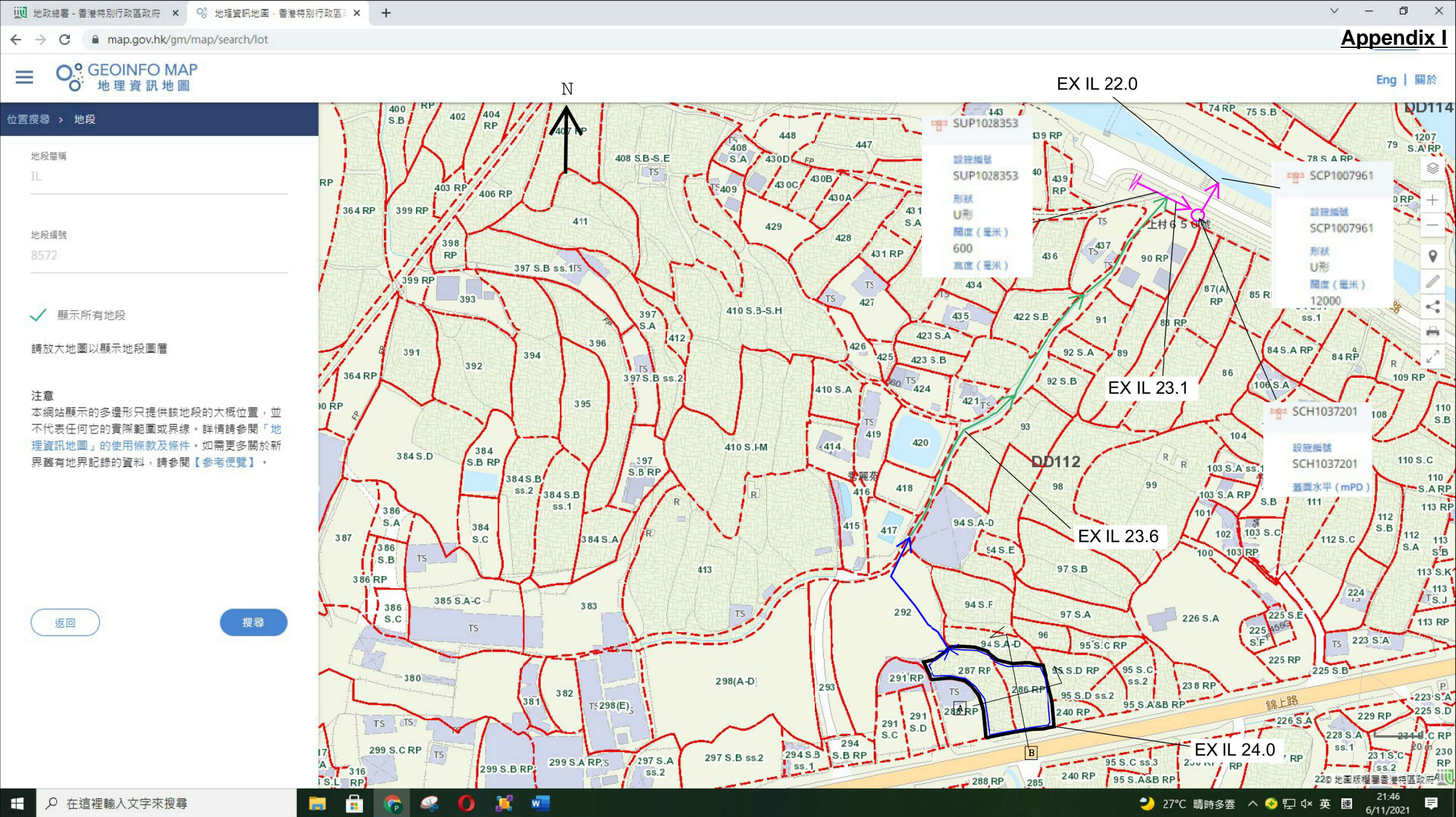
LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- PRIVATE CAR
- SWEPT PATH OF VEHICLE

Appendix I

As-built Drainage Plan

accepted under previous application No. A/YL-SK/294



→ = EX 600UC (Concrete) & Fall

→ = EX 400UC (Concrete) & Fall

→ = EX 400UC (Soil) & Fall

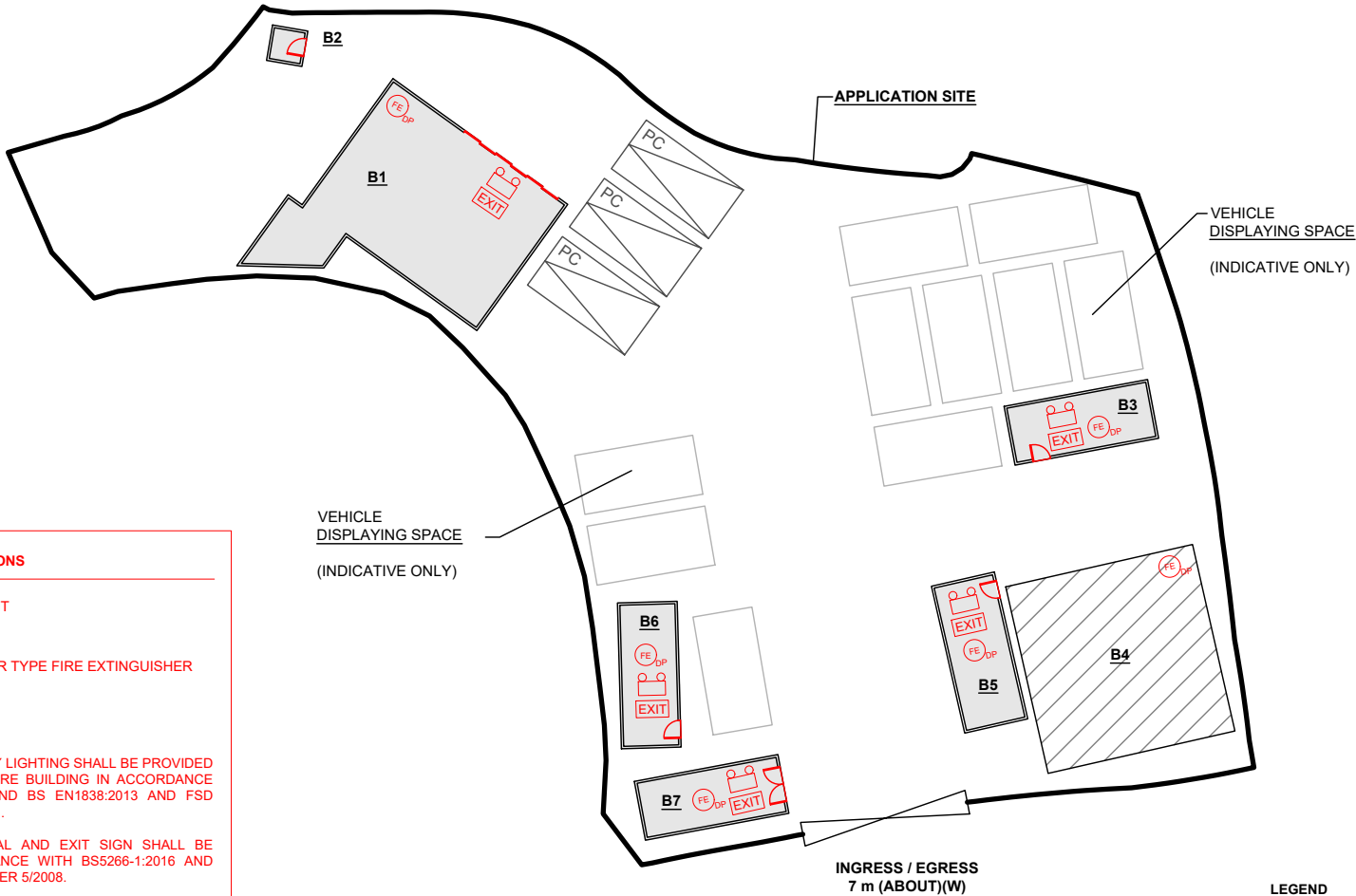
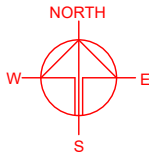
Appendix II

Fire Service Installation Proposal

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 973 m ²	(ABOUT)
COVERED AREA	: 193 m ²	(ABOUT)
UNCOVERED AREA	: 780 m ²	(ABOUT)
PLOT RATIO	: 0.2	(ABOUT)
SITE COVERAGE	: 20 %	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 193 m ²	(ABOUT)
TOTAL GFA	: 193 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 4 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES	66 m ² (ABOUT)	66 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	PORTABLE TOILET	3 m ² (ABOUT)	3 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B3	STORAGE OF GOODS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	ANCILLARY WORKSHOP	64 m ² (ABOUT)	64 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	STORAGE OF WORKSHOP EQUIPMENT	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	SITE OFFICE	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	STORAGE OF AUTO PARTS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		193 m ² (ABOUT)	193 m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

	EMERGENCY LIGHT
	EXIT SIGN
	4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY WORKSHOP AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 286 RP AND 287 RP (PART) IN D.D. 112, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	7.4.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FSIs PROPOSAL	
DWG NO.	VER.
APPENDIX II	001

Our Ref.: DD 112 Lot 286 RP
Your Ref.: TPB/A/YL-SK/416

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

By Email

7 May 2025

Dear Sir,

Supplementary Information

**Proposed Temporary Shop and Services with Ancillary Workshop and
Associated Filling of Land for a Period of 3 Years, Lots 286 RP and 287 RP (Part) in D.D. 112,
Kam Sheung Road, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/416)

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

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

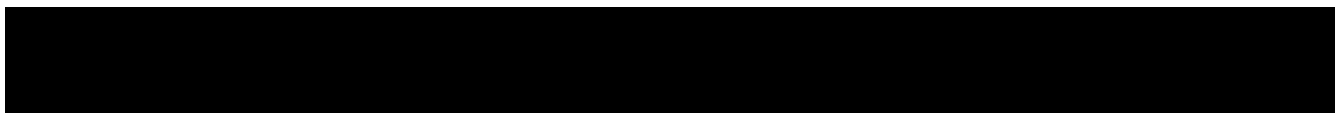
Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD



Supplementary Information

**Proposed Temporary Shop and Services with Ancillary Workshop and
Associated Filling of Land for a Period of 3 Years, Lots 286 RP and 287 RP (Part) in D.D. 112,
Kam Sheung Road, Shek Kong, Yuen Long, New Territories**

(Application No. A/YL-SK/416)

- (i) The applicant provides the following supplementary information on the captioned application:
- the application site (the Site) is currently used as a shop & service i.e. the applied use (Section 3(f) of **Form No. S.16-III** refers);
 - a total of 7 structures for shop and services, portable toilet, storage, site office and ancillary workshop are proposed on the layout plan (**Plan 4** refers). No shelters will be erected above the vehicle displaying spaces as indicated on Plan 4;
 - a total of 10 vehicle displaying spaces are proposed at the Site (**Plan 4** refers); and
 - no open storage activities will be carried in the open space within the Site.

Our Ref.: DD 112 Lot 286 RP
Your Ref.: TPB/A/YL-SK/416

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

By Email

7 May 2025

Dear Sir,

Supplementary Information (2)

**Temporary Shop and Services with Ancillary Workshop and Associated Filling of Land
for a Period of 3 Years in "Agriculture" Zone, Lots 286 RP and 287 RP (Part) in D.D. 112,
Kam Sheung Road, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/416)

We write to provide revised pages 5 and 10 of Form S.16-III to clarify the applied use.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD



6. Type(s) of Application 申請類別					
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)					
(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services with Ancillary Workshop and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)				
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月				
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 780 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 193 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 7 Proposed domestic floor area 擬議住用樓面面積 N/A .....sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 193 .....sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 193 .....sq.m <input checked="" type="checkbox"/> About 約					
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)					
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	
B1	SHOP AND SERVICES	66 m ² (ABOUT)	66 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)	.....
B2	PORTABLE TOILET	3 m ² (ABOUT)	3 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)	.....
B3	STORAGE OF GOODS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	.....
B4	ANCILLARY WORKSHOP	64 m ² (ABOUT)	64 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)	.....
B5	STORAGE OF WORKSHOP EQUIPMENT	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	.....
B6	SITE OFFICE	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	.....
B7	STORAGE OF AUTO PARTS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	.....
TOTAL		193 m ² (ABOUT)	193 m ² (ABOUT)		.....
Proposed number of car parking spaces by types 不同種類停車位的擬議數目					
Private Car Parking Spaces 私家車車位		..... 3			
Motorcycle Parking Spaces 電單車車位		..... N/A			
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		..... N/A			
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		..... N/A			
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		..... N/A			
Others (Please Specify) 其他 (請列明)		.....		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目					
Taxi Spaces 的士車位		..... N/A			
Coach Spaces 旅遊巴車位		..... N/A			
Light Goods Vehicle Spaces 輕型貨車車位		..... N/A			
Medium Goods Vehicle Spaces 中型貨車車位		..... N/A			
Heavy Goods Vehicle Spaces 重型貨車車位		..... N/A			
Others (Please Specify) 其他 (請列明)		.....		

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will 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。此部分將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	Lots 286 RP and 287 RP (Part) in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div> 973 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 </div> <div> N/A sq. m 平方米 <input type="checkbox"/> About 約) </div> </div>
Plan 圖則	Approved Shek Kong OZP No.: S/YL-SK/9
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<div> <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> </div> <div style="margin-top: 10px;"> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> </div>
Applied use/development 申請用途/發展	Temporary Shop and Services with Ancillary Workshop and Associated Filling of Land for a Period of 3 Years



顧問有限公司
盈卓物業

Our Ref.: DD112 Lot 286 RP & 287 RP
Your Ref.: TPB/A/YL-SK/416

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

By Email

04 June 2025

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services with Ancillary Workshop and
Associated Filling of Land for a Period of 3 Years, Lots 286 RP and 287 RP (Part) in D.D. 112,
Kam Sheung Road, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/416)

We write to submit further information in response to the department comment of the subject application.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

A handwritten signature in black ink, appearing to read 'Christian CHIM', is written over a circular blue ink stamp. The stamp contains the text 'R-RICHES PROPERTY CONSULTANTS LTD.' around the perimeter and '100' in the center.

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD



Response-to-Comment

**Proposed Temporary Shop and Services with Ancillary Workshop and
Associated Filling of Land for a Period of 3 Years, Lots 286 RP and 287 RP (Part) in D.D. 112,
Kam Sheung Road, Shek Kong, Yuen Long, New Territories**

(Application No. A/YL-SK/416)

(i) A RtC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Environmental Protection (DEP)		
(a)	Please advise what types of vehicles would be displayed at the site and how these vehicles would be delivered to the site.	Private cars will be displayed at the application site (the Site). Private cars will be driven into/out of the Site by staff with trade licence during non-peak hours (i.e. beyond 09:00 to 10:00 and 18:00 to 19:00).



顧問有限公司
盈卓物業

Our Ref.: DD112 Lot 286 RP & 287 RP
Your Ref.: TPB/A/YL-SK/416

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

By E-mail

11 June 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Shop and Services with Ancillary Workshop and
Associated Filling of Land for a Period of 3 Years, Lots 286 RP and 287 RP (Part) in D.D. 112,
Kam Sheung Road, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/416)

We write to submit further information in response to department comments of the subject application.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

A handwritten signature in black ink, appearing to read 'Christian CHIM', is written over a circular blue official stamp of the Town Planning Board.

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD



Response-to-Comment

**Proposed Temporary Shop and Services with Ancillary Workshop and
Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Lots 286 RP and 287 RP (Part) in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories**

(Application No. A/YL-SK/416)

- (i) The applicant provides the following information in response to comments from the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department:
- upon obtaining the planning permission from the Town Planning Board (the Board):
 - ✧ the approved scheme under application No. A/YL-SK/294 will not be further implemented;
 - ✧ the applicant will implement the approved scheme in accordance with the layout as proposed on the layout plan. Structure B1 will be used for ‘shop & service’ as illustrated on the layout plan; and
 - ✧ the applicant ensures that only vehicle products sold at the Site will be allowed to be installed at the ancillary workshop. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be allowed at the Site;
 - in view of its proximity to Kam Sheung Road, Structure B4 will be fully enclosed to minimise the potential adverse noise and/or visual impacts to the surrounding area;
 - the application was submitted with a view to regularising the existing operation on Lots 286 RP and 287 RP (Part) in D.D. 112, i.e. the Site, which are currently owned by the applicant. Upon obtaining the planning permission from the Board, the applicant will ensure the operation be confined within the site boundary of the current application;
 - the proposed development is of temporary nature which should not frustrate the long-term planning intention of the “Agriculture” zone. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission;
 - the Site is surrounded by existing fencing. The applicant will carry out regular maintenance on the existing fencing to ensure there is no misalignment and/or damage. The applicant will also rectify the alignment of the fencing of the Site to exclude the Government Land from the Site; and
 - the existing operation at the Site has not been causing adverse drainage impact to the surrounding area. The applicant will maintain the drainage facilities on the Site at all times during the planning approval period to alleviate the potential adverse drainage impact to the surrounding area.
- (ii) The applicant provides an updated condition records of the existing drainage facilities implemented at the Site (**Annex 1a**). In addition, the implementation and condition records were considered acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) under previous application on 29.08.2023 (**Annex 1b**). The applicant will provide a full set of condition records for the consideration by CE/MN, DSD upon obtaining the planning permission from the Board.

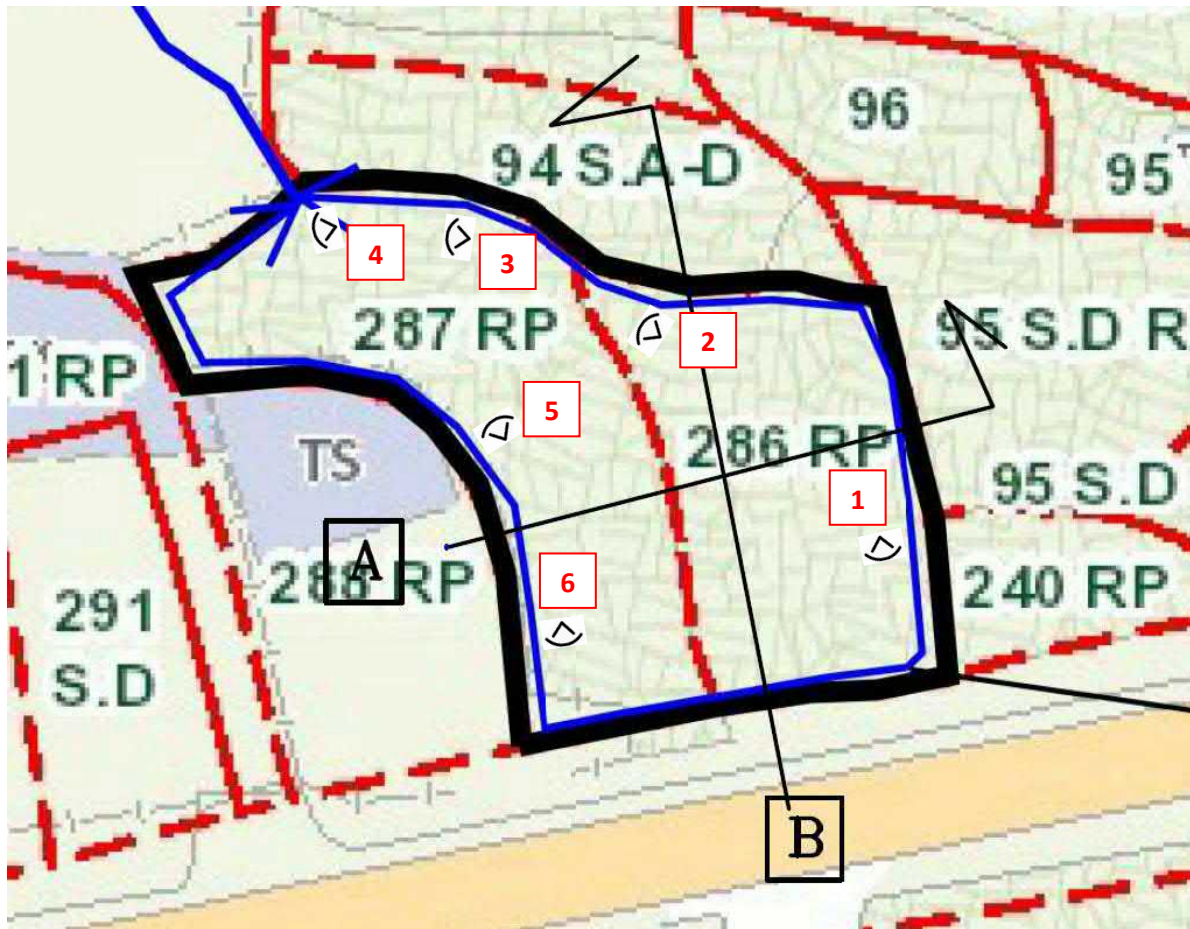
(iii) A RtC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(a)	<p>There is/are unauthorised structure(s) and/or uses on the Lot No. 286 RP in D.D. 112. The lot owner(s) should immediately rectify/apply for regularisation on the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p> <p>If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	<p>Noted. Upon obtaining the planning permission from the Board, the applicant will submit an application of Short Term Waiver to DLO/YL, LandsD for the erection of the proposed structures at the Site.</p>
(b)	<p>The Government land adjoining the application site has been fenced off/unlawfully occupied without permission. The Government land being unlawfully occupied is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of Government land without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice.</p>	<p>Noted. The applicant will rectify the alignment of the existing fencing of the Site to exclude the Government Land from the Site.</p>

Annex 1a

Updated condition records of the existing drainage facilities

Annex 1a - Photographic Record of the Existing Drainage Facilities





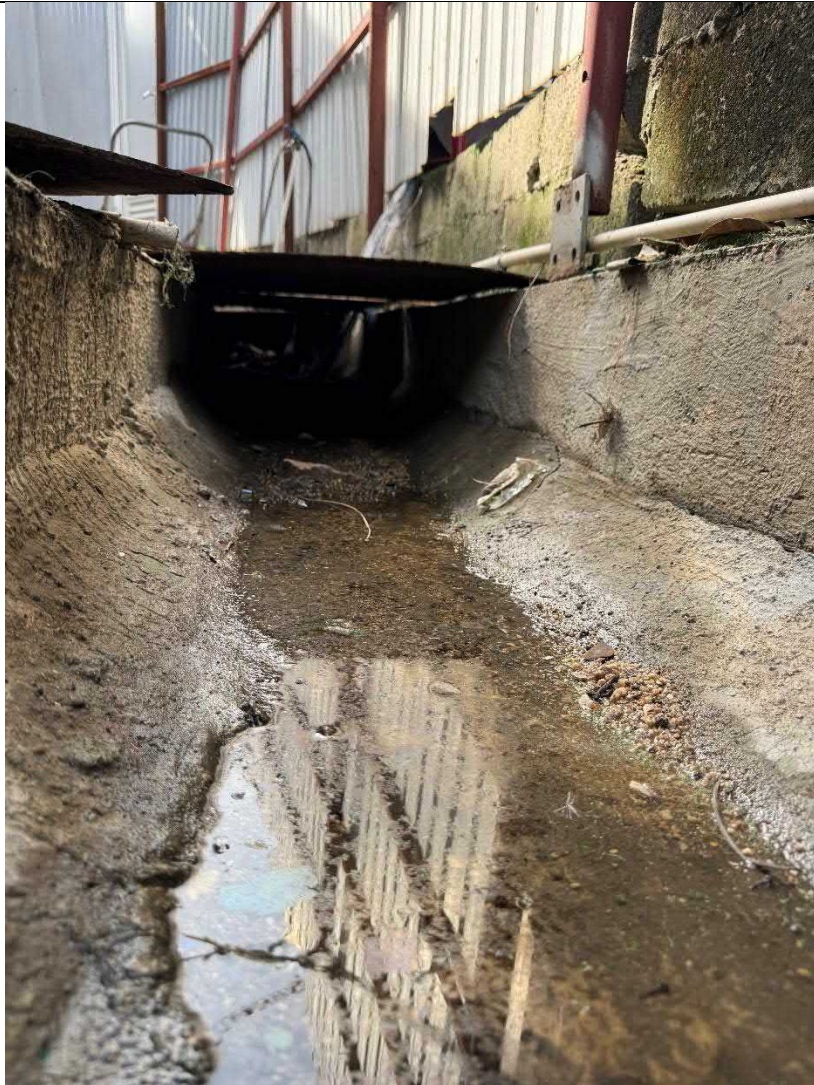


retractable water hose

Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6

Annex 1b

Implementation and condition records of the drainage facilities
accepted by CE/MN, DSD under previous application No. A/YL-SK/294 on 29.8.2023

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-SK/294
電話號碼 Tel No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

R-riches Property Consultants Ltd.

By Post & Fax (2323 3662)

29 August 2023

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (c) -
the Implementation of the Drainage Proposal**

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 5 Years and Filling of Land in "Agriculture" Zone,
Lots 286 RP and 287 RP in D.D. 112, Shek Kong, Yuen Long
(Application No. A/YL-SK/294)**

I refer to your submission dated 20.6.2023 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of the Drainage Services Department directly.

Yours faithfully,

Anthony LUK
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

- 2 -

C.C.
CE/MN, DSD

(Attn.: Mr. Jeff TSE)

Internal
CTP/TPB

Appendix

Comments from Chief Engineer/ Mainland North, Drainage Services Department:

The applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.

AL/TW

Our Ref.: DD112Lots286RP&287RP

Your ref.: TPB/A/YL-SK/294

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

By Email

20 June 2023

Dear Sir,

Compliance with Approval Condition (c)

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 5 Years and Filling of Land in "Agriculture" Zone,
Lots 286 RP and 287 RP in D.D. 112, Shek Kong, Yuen Long**

(Application No. A/YL-SK/294)

We are writing to submit photographic records of implemented drainage facilities (**Appendix I**) for compliance with approval condition (c) of the subject application, i.e. the implementation of drainage proposal. Your kind attention to the matter is much appreciated.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Orpheus LEE
Planning and Development Consultant

cc DPO/FSYLE, PlanD

(Attn.: Ms. Stephanie KWAN

email: swlkwan@pland.gov.hk)



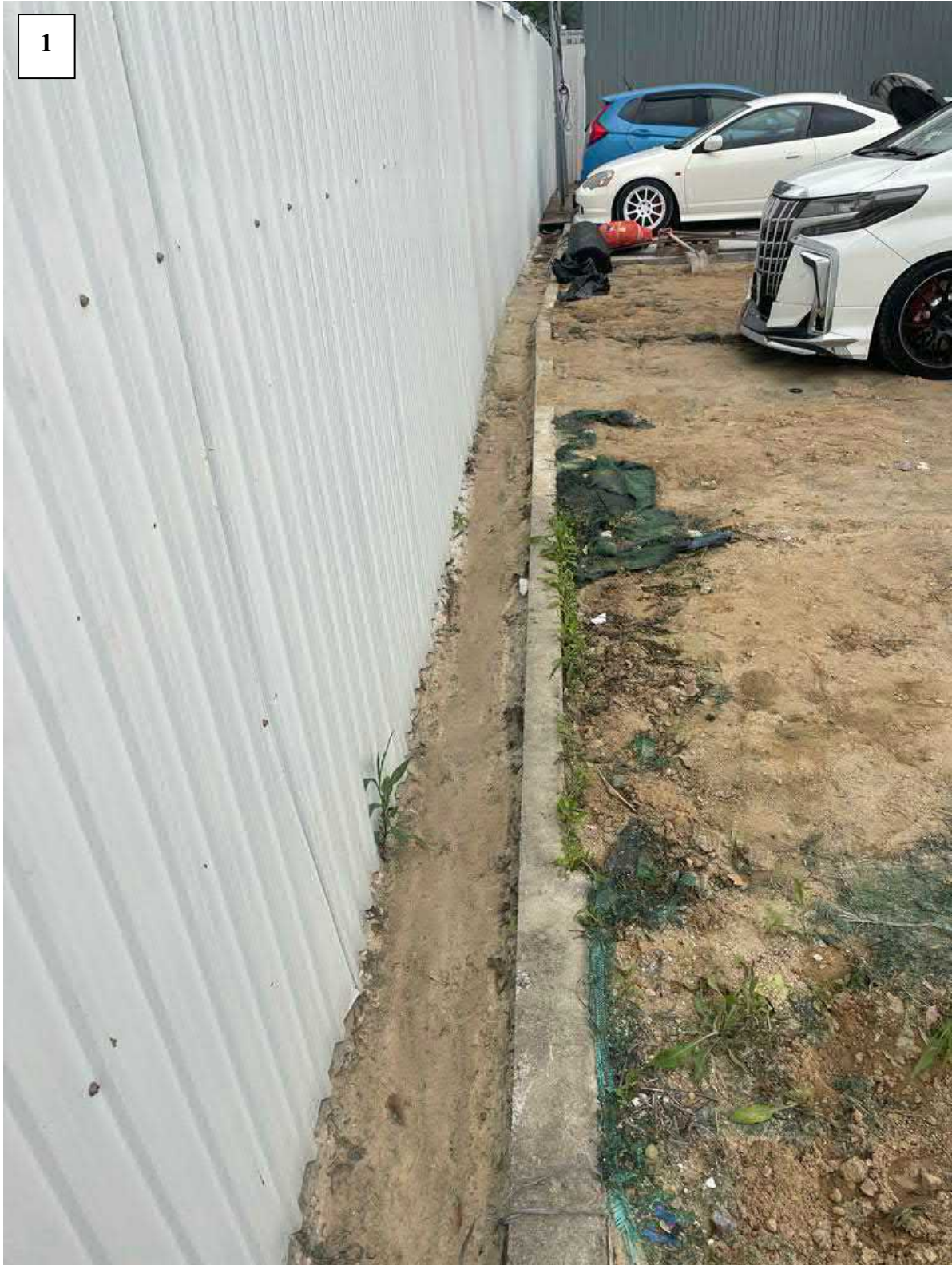
Photographic records of the implemented drainage facilities

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 5 Years and Filling of Land in "Agriculture" Zone,
Lots 286 RP and 287 RP in D.D. 112, Shek Kong, Yuen Long

(Application No. A/YL-SK/294)



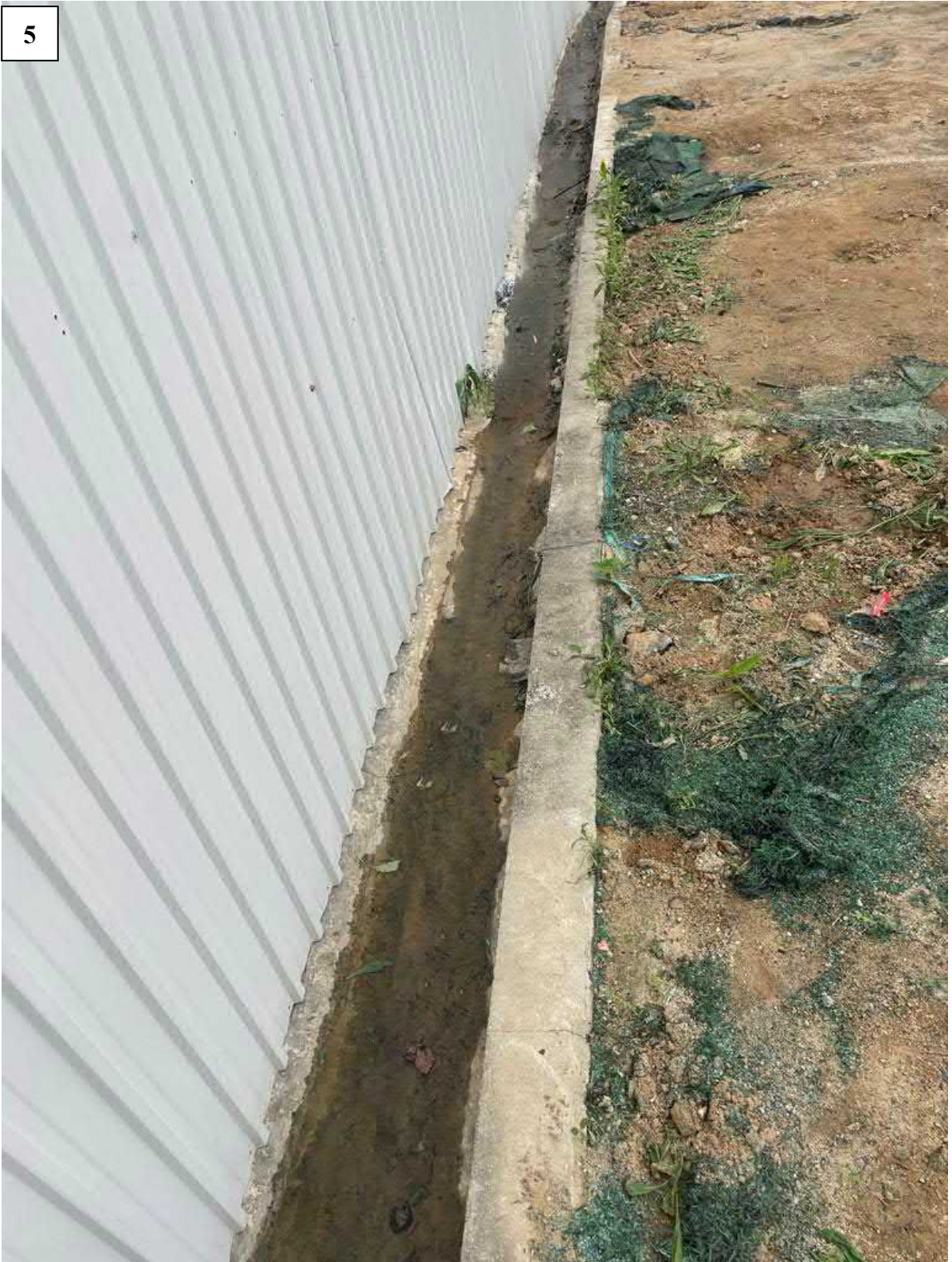
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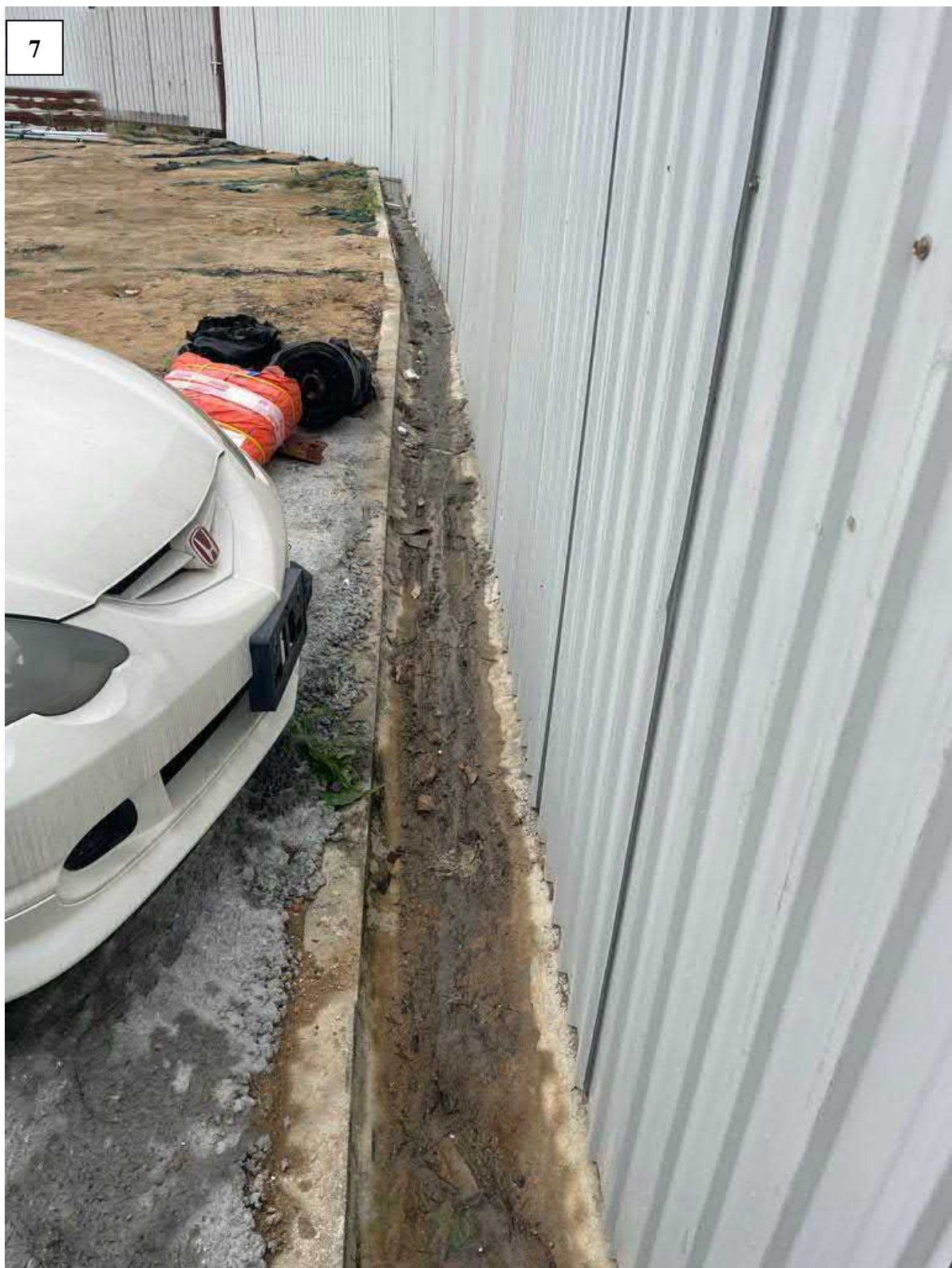




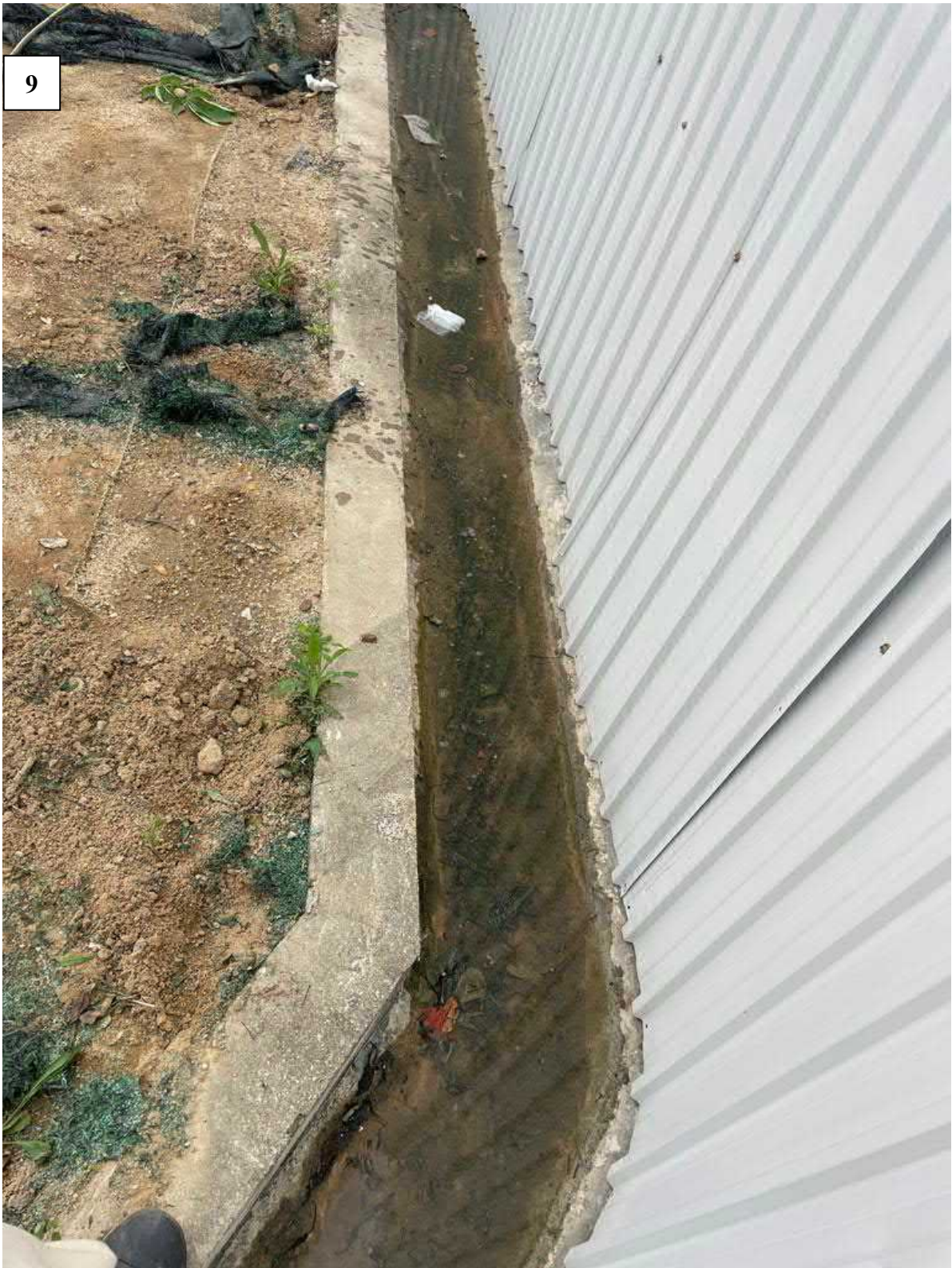




7















Previous s.16 Application covering the Application Site

Approved Application

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-SK/294	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Associated Filling of Land	8.1.2021 Approved by RNTPC

Similar s.16 Applications within same “Agriculture” Zone in the vicinity of the Site in the Past Five Years

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-SK/404	Proposed Temporary Shop and Services with Ancillary Workshop for a Period of 3 Years and Associated Filling of Land	28.2.2025 Approved by RNTPC
2.	A/YL-SK/392	Proposed Temporary Shop and Services for a Period of 3 Years and Associated Filling of Land	20.12.2024 Approved by RNTPC
3.	A/YL-SK/348	Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	8.12.2023 Approved by RNTPC <i>[revoked on 8.9.2024]</i>
4.	A/YL-SK/318	Proposed Temporary Shop and Services for a Period of 3 Years and Land Filling	26.11.2021 Approved by RNTPC <i>[revoked on 26.5.2023]</i>

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no objection to the application; and
- advisory comments are detailed in **Appendix V**.

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

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are detailed in **Appendix V**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from public drainage point of view; and
- should the application be approved, approval conditions requiring the submission of a drainage proposal and implementation and maintenance of the drainage proposal should be incorporated.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective as the applied use would not involve use of heavy vehicle and dusty operation;
- there was no environmental complaint related to the Site in the past three years; and
- advisory comments are detailed in **Appendix V**.

4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on aerial photo, the application site (the Site) is located in an area of rural inland plains landscape character comprising farmland, vacant lands, temporary structures and scattered tree groups. The applied use is not entirely incompatible with the surrounding landscape setting of the area; and
- according to site photos, the Site is partly hard paved and occupied by some temporary

structures. No existing tree is observed within the Site. Significant adverse landscape impact on landscape resources arising from the applied use is not anticipated.

5. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations being provided to his satisfaction;
- the fire services installation proposal submitted is considered acceptable; and
- advisory comments are detailed in **Appendix V**.

6. Other Departments

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

- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Engineer/Railway Development 1-1, HyD;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- Commissioner of Police; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the Site;
- (b) the permission is given to the development and structures under application. It does not condone any other development or structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development or remove such structures not covered by the permission;
- (c) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to note the comments of District Lands Officer/Yuen Long, Lands Department (LandsD) that:
- Lot 287 RP in D.D. 112 is covered by Short Term Waiver (STW) No. 5424 for the purpose of Temporary Place of Recreation, Sports or Culture (Hobby Farm). If the planning application is approved, the STW holders will need to apply to his office for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
 - there is/are unauthorised structure(s) on Lot 286 RP in D.D. 112. The lot owner(s) should immediately rectify/apply for regularisation on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - if the planning application is approved, the lot owner(s) shall apply to his office for a STW to permit the structure(s) erected within the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - the Government land (GL) adjoining the Site has been fenced off/ unlawfully occupied without permission. The GL being unlawfully occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice;
- (e) to note the comments of the Commissioner for Transport that:
- the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and

maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;

- sufficient manoeuvring space shall be provided within the Site; and
 - no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- the proposed access arrangement of the Site should be commented and approved by TD;
 - if the proposed access is approved by TD, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;
 - HyD shall not be responsible for the maintenance of the proposed access connecting between the Site and Kam Sheung Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is advised that the installation/ maintenance/ modification/ repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS; and
 - the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Director of Environmental Protection that:
- the applicant shall:
 - i. follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
 - ii. follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”;
 - iii. provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the applied use; and

- iv. meet the statutory requirements under relevant environmental legislation; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that seven structures are proposed in the application. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage.

敬啟者：

反對新界元朗石崗丈量約份第 112 約第 286 號 RP 及第 287 及 RP 部份地段
(申請編號：A/YL- SK/416)

擬議臨時商店及服務行業連附屬工場及相關的填土工程(為期 3 年)

元朗民政處檔案：(59)in HAD YL C&D 17-45/45/01/377 P.2t

收到元朗民政處來信(日期：12-5-2025)，有關有人向城規署作出上題之申請，現在聯署向貴署反對，理由如下：

- (1) 申請地點是必經錦上路進入之地方，錦上路是本鄉主要交通道路，現在交通已經非常繁忙，要進行這種活動，會影響本區居民生活！
- (2) 現在填坭及每天從事商店、工場及服務性行業活動，直接加重本鄉交通及環境衛生！
- (3) 請政府不要因小部份商人利益，影響大多數人的權益！

基於上述理由，請求署長否決此項申請。

此致

城市規劃署署長
元朗民政事務專員 及
元朗地政專員 台啟

馮精能
元朗八鄉蓮花地 原居民村代表 謹呈

郭惠新



2025 年 5 月 19 日

信寄：城市規劃署署長(香港北角渣華道 333 號，北角政府合署 15 樓)、
元朗民政事務專員 及
元朗地政專員

副本：八鄉鄉事委員會主席 郭永昌主席
八鄉南區區議員 李靜儀議員

From: [REDACTED]
Sent: 2025-05-26 星期一 03:53:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-SK/416 DD 112 Shek Kong

Dear TPB Members,

A/YL-SK/416

Lots 286 RP and 287 RP part in D.D. 112, Shek Kong

Site Area: About 973sq.m

Zoning: "Agriculture"

Applied use: Workshop / 3 Vehicle Parking / Filling of Land

Dear TPB Members,

294 approved 8 Jan 2021 for Hobby Farm. Granted a shocking TWELVE extensions of time. No indication that the hobby farm was ever actually implemented.

The current applicant states that he will make use of the drainage and fire services implemented by his predecessor.

However in view of the time lag on that application members have a duty to inquire as to whether the conditions were in fact ever complied with.

Reading between the lines, the actual intention appears to be a Vehicle Repair Workshop, so implementation of conditions, particularly drainage, are essential.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 10 December 2020 3:41 AM HKT
Subject: A/YL-SK/294 DD 112 Shek Kong

A/YL-SK/294

Lots 286 RP and 287 RP in D.D. 112, Shek Kong

Site Area: About 1,075sq.m

Zoning : "Agriculture"

Applied use : Hobby Farm / 5 Years / Filling of Land

Dear TPB Members,

289 was withdrawn.

Previous objections applicable.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, October 14, 2020 3:29:26 AM
Subject: AYL-SK/289 DD 112 Shek Kong

AYL-SK/289
Lot 287 RP in D.D. 112, Shek Kong
Site area : About 618sq.m
Zoning : "Agriculture"
Applied use : Hobby Farm / **5 Years / Filling of Land**

Dear TPB Members,

There have been a number of applications for 'Hobby Farm' in this district recently. Members should ask PlanD for data and also for an assessment as to what is the demand for this type of facility and how the approved plans have been carried forward.

Application AYL-SK/235 for the same use was recently revoked for noncompliance with a number of conditions. Application 244 has had multiple extensions, indicating that it too has not complied with conditions.

The application document is prepared by a property consultant not a specialist in the agricultural field. The intention appears to be 'Destroy to Build'.

Members cannot rely on the always obliging PlanD, they have a duty to question the integrity and viability of these applications.

Mary Mulvihill

From: [REDACTED]
Sent: 2025-05-29 星期四 17:43:21
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on three planning applications
Attachment: 250529 s16 SK 416.pdf;

Dear Sir/ Madam,

Attached please see our comments regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

29th May, 2025.

By email only

Dear Sir/ Madam,

Temporary Shop and Services with Ancillary Workshop and Associated Filling of
Land for a Period of 3 Years
(A/YL-SK/416)

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Shek Kong². According to the relevant government document³, the objectives of this APA policy are as follows:

- *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*

3. The document³ also states:

- *To implement the proposal on APAs, the Government plans to promulgate a "Policy*

¹ https://www.afcd.gov.hk/english/agriculture/agr_apa/agr_apa.html

² https://www.afcd.gov.hk/tc_chi/agriculture/agr_apa/files/APA_Shek_Kong.pdf

³ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>

Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Shek Kong). If it is not within APA, we also urge the Board to investigate the boundary of the Shek Kong APA and to see how close it is to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA³ mentions the followings: ‘*As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective*’, we still would like the Board to consider our concern as stated above.

5. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government (e.g., if this application is approved eventually, what kind of message will be sent to the public regarding this government policy?).

6. We urge the Board to reject this application as it is not in line with the planning intention of the Agriculture zone.

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden