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.

<u>Form No. S16-III</u> 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 <u>notice of application</u> 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<u>申請通知</u>,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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A(YL-SK /430
	Date Received 收到日期	22 101 2006

- 1. 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。
- 2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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
1.	Maine of Applicant	

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

李菊 Li Ju

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)

Extensive Novel Limited 新博有限公司

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 1054 S.B and 1056 S.B (Part) in D.D.106 and Adjoining Government Land, 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	☑Site area 地盤面積 3,549 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 60 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	sq.m 平方米 ☑About 約

(d)	statu	e and number of t tory plan(s) 法定圖則的名稱及		Approved Shek Kong Outline Zoning F	Plan No. S/YL-SK/9
	/月 剪	太足画別可石件及	. 邻用分元		
(e)		use zone(s) involve 的土地用途地帶	ed	"Agriculture"	
				Vacant	
(f)	Curre 現時	ent use(s) 用途			
				(If there are any Government, institution or community 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,	
4.	"Cu	rrent Land Ow	ner" of A	pplication Site 申請地點的「現行土地	拉擁有人」
The	applic	ant 申請人 -			
	is the 是唯-	sole "current land o 一的「現行土地擁	wner"** (pl 有人」 ^{#&} (訂	ease proceed to Part 6 and attach documentary proof 6	of ownership).
	is one 是其	of the "current land 中一名「現行土地	l owners"# & 擁有人」#&	(please attach documentary proof of ownership). (請夾附業權證明文件)。	
\checkmark] 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.	5. Statement on Owner's Consent/Notification				
				T土地擁有人的陳述	
(a)	a) According to the record(s) of the Land Registry as at				
	involves a total of				
	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 a	pplicant 申請人 –			
			()	"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)" btained 取得「現行土地擁有人」 同意的詳情				
		No. of 'Current	Lot number	/address of premises as shown in the record of the Land	Date of consent obtained
		Land Owner(s)' 「現行土地擁有	Registry wh	here consent(s) has/have been obtained E冊處記錄已獲得同意的地段號碼/處所地址	(DD/MM/YYYY) 取得同意的日期
		人」數目	1以1家	二川 处 已 球	(日/月/年)
		(Please use separate sh	neets if the sp		· [問不足,譜又百說明]

-		current land owner(s)"# notified 已獲通知「現行土地擁有人」	#的詳細資料 Date of notification
	No. of 'Currer Land Owner(s)' 「現行土地挤 有人」數目	Land Registry where polification(s) has/have been given	given (DD/MM/YYYY) 通知日期(日/月/年)
-			
	Please use senarat	e sheets if the space of any box above is insufficient. 如上列任何方格的	空間不足,請另百說明)
✓ h	nas taken reasona	able steps to obtain consent of or give notification to owner(s): 以取得土地擁有人的同意或向該人發給通知。詳情如下:	
<u> </u>	Reasonable Steps	s to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取	7的合理步驟
[-	for consent to the "current land owner(s)" on(日/月/年)向每一名「現行土地擁有人」"郵遞要求	
<u>F</u>	Reasonable Steps	s to Give Notification to Owner(s) 向土地擁有人發出通知所採	取的合理步驟
[otices in local newspapers on(DD/MM/Y (日/月/年)在指定報章就申請刊登一次通知&	YYY) ^{&}
[te in a prominent position on or near application site/premises on (2025 (DD/MM/YYYY)&	
	於	(日/月/年)在申請地點/申請處所或附近的顯明位置	置貼出關於該申請的通
[office(s) or	to relevant owners' corporation(s)/owners' committee(s)/mutual aid rural committee on <u>26/06/2025</u> (DD/MM/YYYY) ^{&} (日/月/年)把通知寄往相關的業主立案法團/業主調的鄉事委員會 ^{&}	
<u>(</u>	Others 其他		
[□ others (plea 其他(請指		

6. Type(s) of Application	n 申請類	別		
Regulated Areas 位於鄉郊地區或受規管 (For Renewal of Permissi proceed to Part (B))	地區土地上及 on for Tempo	/或建築物 rary Use or	Building Not Exceeding 3 Years in Rural Areas or 內進行為期不超過三年的臨時用途/發展 Development in Rural Areas or Regulated Areas, please 劃許可續期,請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	and As	sociated Fill	ary Public Vehicle Park (excluding container vehicle) ing of Land for a Period of 3 Years f 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	⊠ y	vear(s) 年 nonth(s) 個月	3	
(c) Development Schedule 發展終	 <u> 節表</u>			
Proposed uncovered land area	 - 擬議露天十州	而積	sq.m ☑About 約	
Proposed covered land area 携			60 sq.m ☑About 約	
Proposed number of buildings			0	
Proposed domestic floor area			sq.m □About 約	
Proposed non-domestic floor	area 擬議非住	用樓面面積	sq.m ☑About 約	
Proposed gross floor area 擬語	議總樓面面積		60 sq.m ☑About 約	
			actures (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 us 		ts if the space	below is insufficient) (如以下空間不足,請另頁說明)	
STRUCTURE USE	COVERED AREA	GFA	BUILDING HEIGHT	
A SHROFF AND ANCILLARY OFFICE B STORE ROOM	40 m ² (ABOUT) 20 m ² (ABOUT)	40 m ² (ABOUT) 20 m ² (ABOUT)	4 m (NOT MORE THAN) (I-STOREY) 4 m (NOT MORE THAN) (I-STOREY)	
TOT		60 m² (ABOUT)	The post many (colone)	
D1 1 0 11				
Proposed number of car parking s		个问種類停		
Private Car Parking Spaces 私家 Motorcycle Parking Spaces 電單			45	
Light Goods Vehicle Parking Spa		泊重位	15	
Medium Goods Vehicle Parking				
Heavy Goods Vehicle Parking Sp	-			
Others (Please Specify) 其他 (訪	青列明)			
Proposed number of loading/unlo	ading spaces _	:落客貨車位	的擬議數目	
Taxi Spaces 的士車位				
Coach Spaces 旅遊巴車位				
Light Goods Vehicle Spaces 輕型				
Medium Goods Vehicle Spaces				
Heavy Goods Vehicle Spaces 重				
Others (Please Specify) 其他 (請列明)				

Proposed operating hours 擬議營運時間 24 hours from Mondays to Sundays (including public holidays)				
(d)	Any vehicular acces the site/subject buildin 是否有車路通往地類 有關建築物?	ng?	There is an existing access. (please indicate the street halle, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Local track leading from Kam Sheung Road □ 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)	
()	I CD l- ····			
(e)	(If necessary, please us	se separate si for not provi	擬議發展計劃的影響 neets to indicate the proposed measures to minimise possible adverse impacts or give ding 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	
(i)	Does the	Yes 是 [] Please provide details 請提供詳情	
	development proposal involve			
	alteration of existing building?			
	擬議發展計劃是不包括現有建築	No 否 【		
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	No否	【 (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) □ Diversion of stream 河道改道 □ Filling of pond 填塘	
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On traffic on water su On drainage On slopes on Affected by Landscape of Tree Felling Visual Impa	pply 對供水 Yes 會 □ No 不會 ☑ e 對排水 Yes 會 □ No 不會 ☑	

diame 請註明 幹直名	e state measure(s) to minimise the impact(s). For tree felling, please state the number, ter at breast height and species of the affected trees (if possible) 月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、及胸高度的樹堅及品種(倘可) or Temporary Use or Development in Rural Areas or Regulated Areas
1 - 2 - 3 - 4 - 4 - 7 - 2 - 2 - 3 - 3 - 3 - 3 - 3 - 3 - 3 - 3	也區臨時用途/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	
	□ The permission does not have any approval condition 許可並沒有任何附帶條件 □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件
(e) Approval conditions	□ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □
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	□ year(s) 年 □ 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 page.

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		
LAW WAI SING	Director		
Name in Block Letters 姓名(請以正楷填寫)	Position (if applicable) 職位 (如適用)		
Professional Qualification(s) 專業資格	/ ☐ HKIA 香港建築師學會 / / ☐ HKIE 香港工程師學會 / g/ ☐ HKIUD 香港城市設計學會		
on behalf of 代表 Extensive Novel Limited			
☑ Company 公司 / □ Organisation Name and	Chop (if applicable)機構名稱及蓋章(如適用)		
Date 日期 27/06/2025	(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况下,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
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(Please provide details in both English and Chinese <u>as far as possible</u>. 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。)

1 40/00/01/90 1 1 1 7 9 0 5	到实行上的 是 的
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1054 S.B and 1056 S.B (Part) in D.D.106 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories
Site area 地盤面積	3,549 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 244 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
Zoning 地帶	"Agriculture"
Type of Application 申請類別	 ✓ 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 ✓ Year(s) 年
	□ 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 □ Year(s) 年 □ Month(s) 月 □
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (excluding container vehicle) and Associated Filling of Land for a Period of 3 Years

(i)	Gross floor area and/or plot ratio	11 17 17	sq.m 平方米	Plot Ratio 地積比率	
	總樓面面積及/或地積比率	Domestic 住用	□ About 約 □ Not more than 不多於	□About 約 □Not more than 不多於	
		Non-domestic 非住用	□ About 約 □ Not more than 不多於	□ About 約 □ Not more than 不多於	
(ii)	No. of blocks 幢數	Domestic 住用			
		Non-domestic 非住用	2		
(iii) Building height/No of storeys 建築物高度/層數		Domestic 住用		m 米□ (Not more than 不多於)	
				Storeys(s) 層 □ (Not more than 不多於)	
		Name of the latest and the latest an	Non-domestic 非住用	4	m 米☑ (Not more than 不多於)
		1 2 2 2 2	1	Storeys(s) 層□ (Not more than 不多於)	
(iv)	Site coverage 上蓋面積		1.7	% ☑ About 約	
(v)	No. of parking spaces and loading /	Total no. of vehicle	e parking spaces 停車位總數	60	
	unloading spaces 停車位及上落客貨		ng Spaces 私家車車位 ng Spaces 電單車車位	45	
車位數目 Light Goods Vehicle Parking Spaces 輕型 Medium Goods Vehicle Parking Spaces 中 Heavy Goods Vehicle Parking Spaces 中 Others (Please Specify) 其他 (請列明)				自車位	
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)			

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件	<u>Chinese</u> 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		\square
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)		\square
Location Plan, Land Status Plan, Filling of Land Plan		
Reports 報告書	*	
Reports 報告量 Planning Statement/Justifications 規劃綱領/理據		\square
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估	. 🗆	
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		\square
Estimated Traffic Generation		
	<u> </u>	

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。

Justifications

Land Use Compatibility

- 1. The proposed public vehicle park intends to serve nearby residents of The Sceneic Woods and temporary structures. It is considered compatible with the surrounding area which is predominantly residential dwellings, temporary structures and agricultural uses.
- 2. The proposed use involves only private cars and light goods vehicles. No vehicles exceeding 5.5 tonnes would be allowed to enter the site. Also, no car washing, repairing and other workshop activities would be allowed in the site. Thus, the proposed use would not general nuisance to the surrounding.
- 3. The site involves filling of land with soil and concrete of not more than 0.6m in depth to create flat surface for parking. Noting that the site falls on "AGR" zone, should the planning permission granted, the applicant will reinstate the site to an amenity area upon expiry of the planning permission.

No Undesirable Precedent

4. There is a similar case for Proposed Temporary Public Vehicle Park with Electric Vehicle Charing Facility for a Period of 3 Years and Filling of Land (No. A/YL-SK/349) approved by the RNTPC of the Town Planning Board on 26.1.2024 in the same "AGR" zone. Approval of this application is in line with previous decision and would not set an undesirable precedent.

Technical Feasibility

- 5. Adequate drainage facilities and fire service installations complying technical requirements would be provided upon request by concerning departments to ensure no adverse drainage and fire safety impacts generated.
- 6. According to the submitted Estimated Traffic Generation (Annex), traffic generated by the proposed use is limited and thus will not impose significant traffic impact on the existing road network in the vicinity.
- 7. There is an existing tree in the Site which will be preserved. No felling of tree is

proposed and thus no adverse landscape impact is anticipated.

8. The applicant will strictly follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" promulgated by the Environmental Protection Department and other relevant regulations so that no adverse environmental impact is imposed on the surrounding area.

List of Plans

Plan 1	Layout Plan
Plan 2	Location Plan
Plan 3	Lot Index Plan
Plan 4	Filling of Land Plan

DEVELOPMENT PARAMETERS

: $3,549 \text{ m}^2$ APPLICATION SITE AREA (ABOUT) **COVERED AREA** 60 m^2 (ABOUT) : $3,489 \text{ m}^2$ (ABOUT) **UNCOVERED AREA**

PLOT RATIO : 0.02 (ABOUT) : 1.7% (ABOUT) SITE COVERAGE

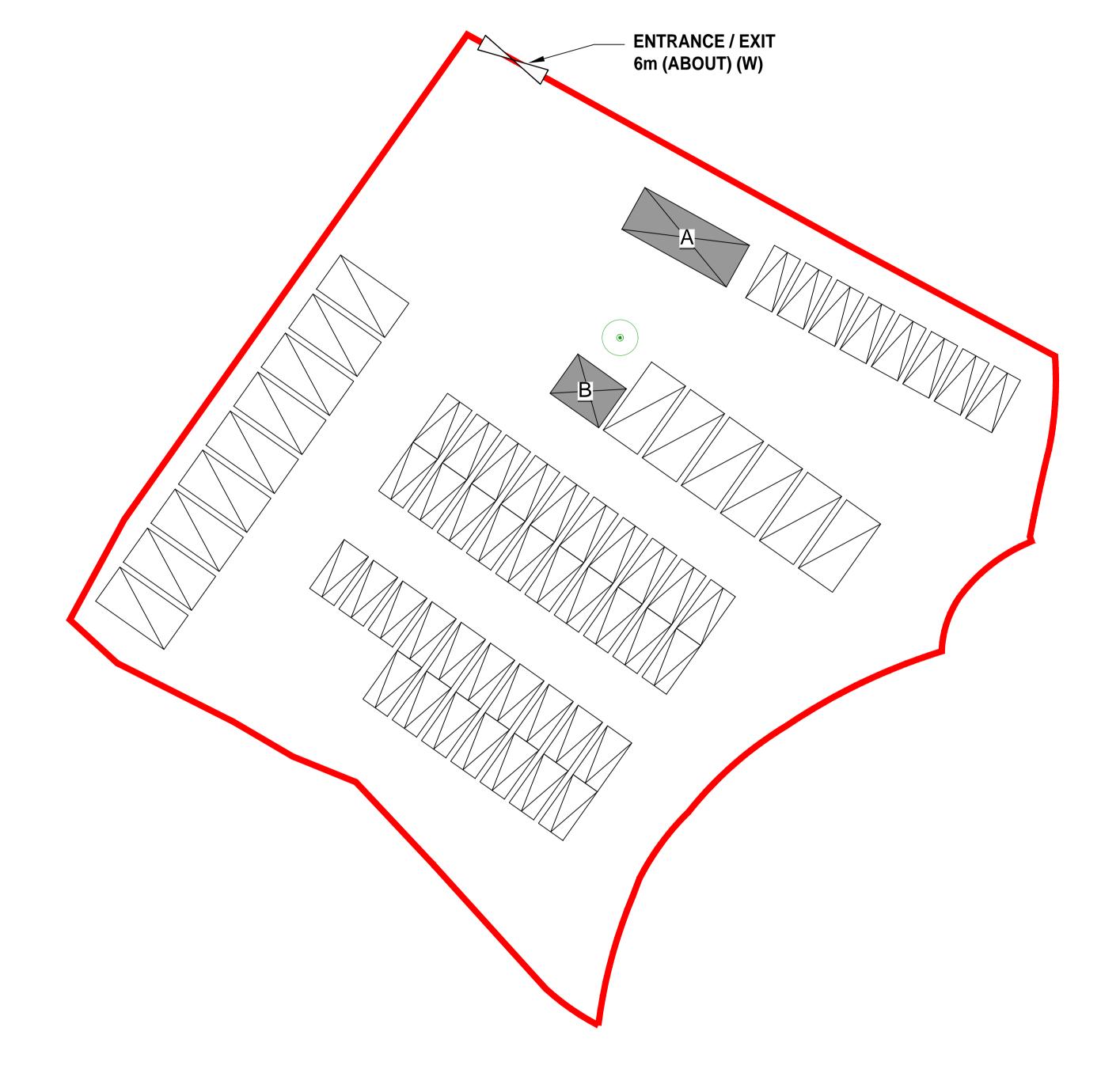
NO. OF STRUCTURE : 2

: NOT APPLICABLE DOMESTIC GFA : 60 m^2 (ABOUT) NON-DOMESTIC GFA **TOTAL GFA** : 60 m^2 (ABOUT)

BUILDING HEIGHT : 4 m (NOT MORE THAN) (NOT MORE THAN) NO. OF STOREY

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
A	SHROFF AND ANCILLARY OFFICE	40 m ² (ABOUT)	40 m ² (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
B	STORE ROOM	20 m ² (ABOUT)	20 m ² (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)

60 m² (ABOUT) 60 m² (ABOUT) **TOTAL**



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE

: 5 m (L) X 2.5 m (W) DIMENSIONS OF PARKING SPACE

NO. OF LIGHT GOODS VEHICLES PARKING SPACE : 15

20

: 7 m (L) X 3.5 m (W) DIMENSIONS OF PARKING SPACE

100 **@A3**



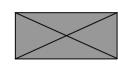
• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED

• DO NOT SCALE DRAWING

<u>LEGEND</u>



APPLICATION SITE



STRUCTURE



PARKING SPACE (Private Car) 2.5 m (W) X 5 m (L)



PARKING SPACE (Light Goods Vehicles)
3.5 m (W) X 7 m (L)



ENTRANCE / EXIT



EXISTING TREE

_	LAYOUT PLAN					19 JUN 202
EVIS	ION					
			name			
Irawn		CY			DA	TE 10 .ILIN 20

checked approved contract no. project no. DD106

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3

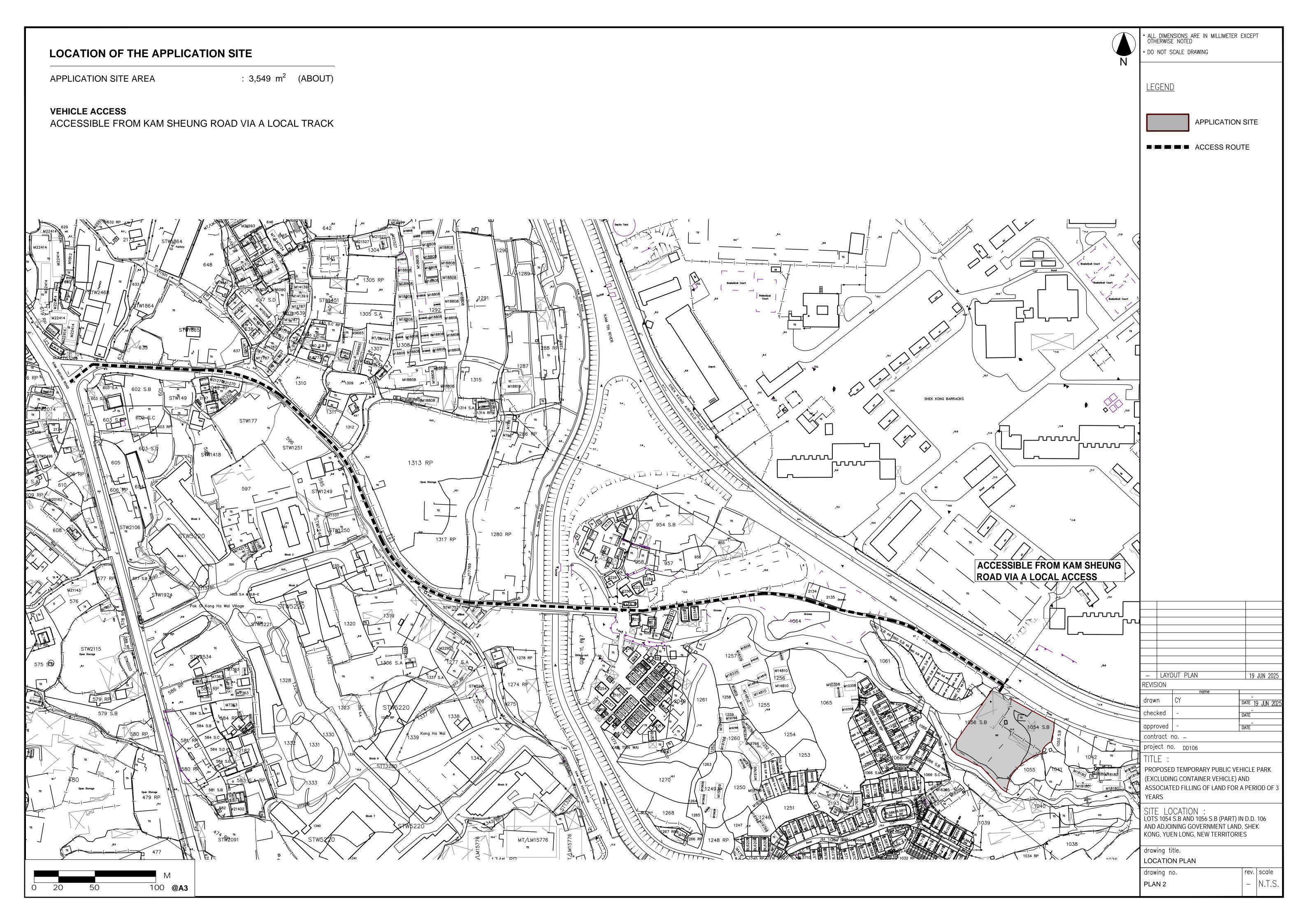
SITE LOCATION: LOTS 1054 S.B AND 1056 S.B (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, SHEK

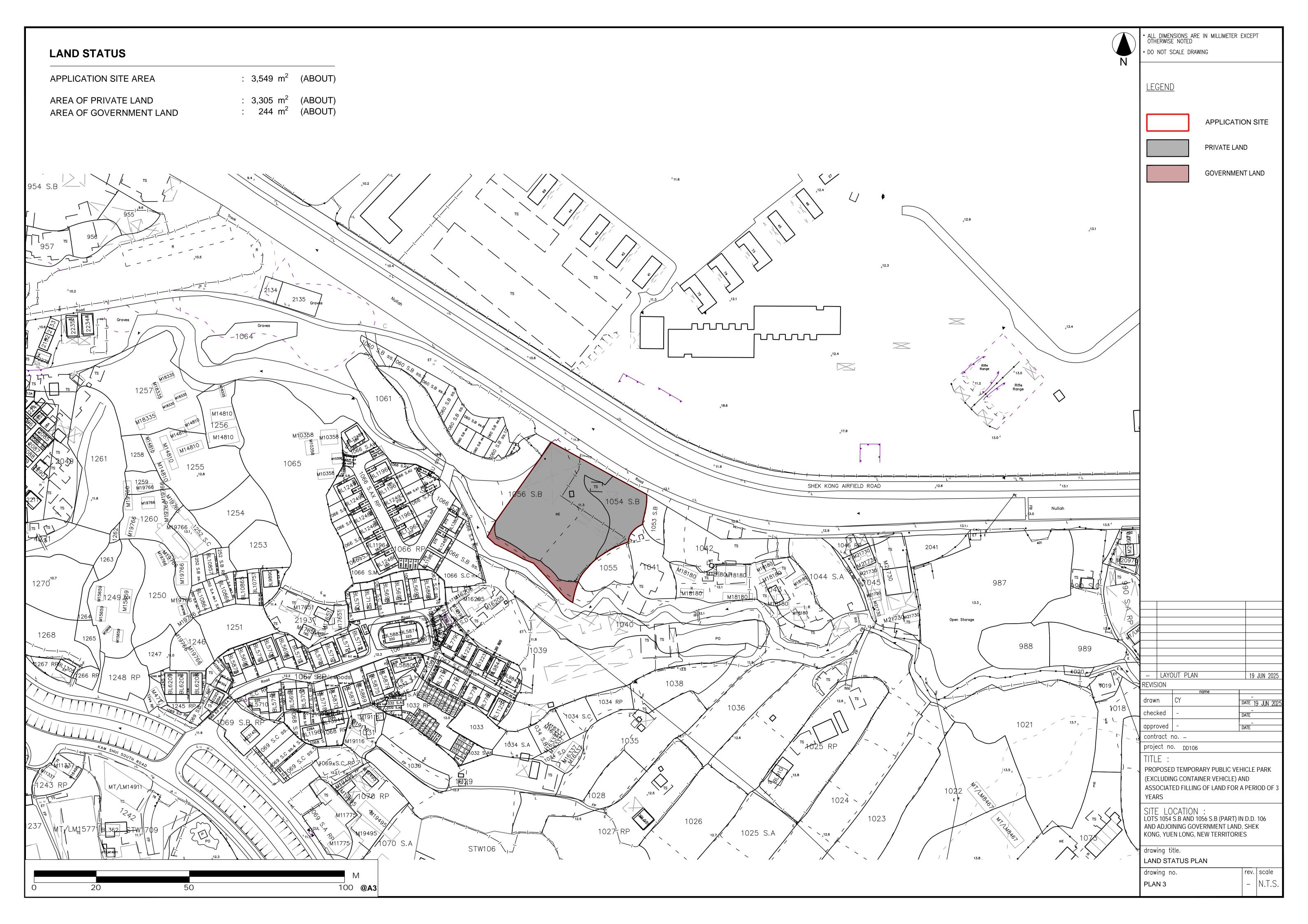
KONG, YUEN LONG, NEW TERRITORIES

drawing title.

LAYOUT PLAN

rev. scale drawing no. N.T.S. PLAN 1







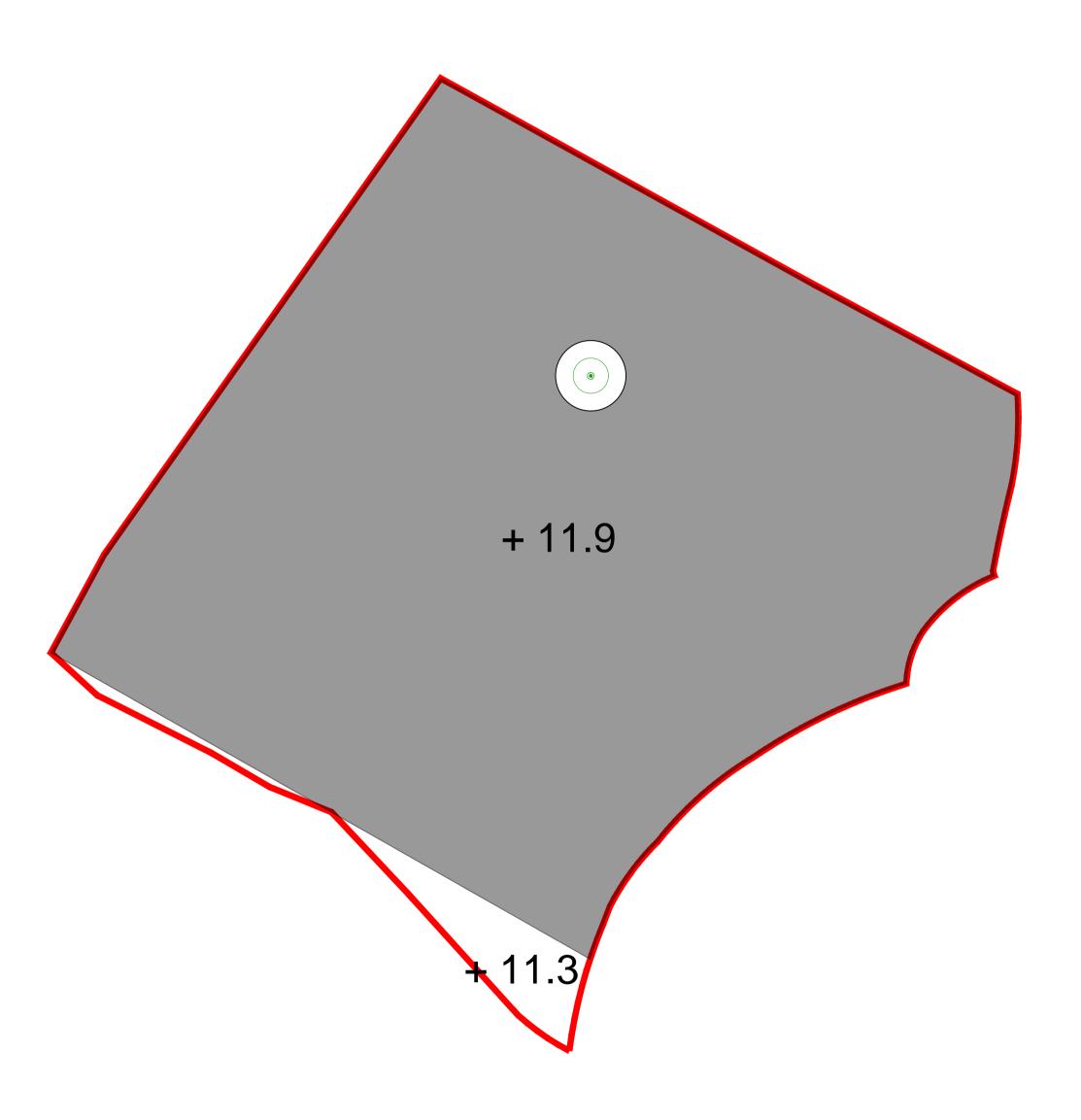
• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED • DO NOT SCALE DRAWING

<u>LEGEND</u>

APPLICATION SITE

FILLING OF LAND AREA

PROPOSED SITE LEVEL



PROPOSED SITE LEVEL

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

: $3,549 \text{ m}^2$ (ABOUT) APPLICATION SITE AREA

: 3,392 m² (ABOUT) PROPOSED FILLING OF LAND AREA

MATERIAL OF FILLING FOR SITE FORMATION

: NOT MORE THAN 0.6 m (including 0.2m of concrete surface) LAND FILLING DEPTH PROPOSED SITE LEVELS

: +11.3 mPD TO +11.9 mPD

: SOIL & CONCRETE

_ l	LAYO	OUT PLAN		19 JUN 2025
REVISIO)N			
	\Box	name	\bot	
drawn		CY	DA	TE 19 JUN 202
checke	ed	-		_ ATE
approv	/ed	-		- ATE
contra		10. –		<u></u>
projec ⁻	t no	DD106		

TITLE :

SITE LOCATION:
LOTS 1054 S.B AND 1056 S.B (PART) IN D.D. 106
AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES

PROPOSED TEMPORARY PUBLIC VEHICLE PARK

ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3

(EXCLUDING CONTAINER VEHICLE) AND

drawing title.

FILLING OF LAND PLAN

rev. scale drawing no. N.T.S. PLAN 4

Annex 1

Estimated Traffic Generation

Location, Access and Ingress/egress

The Application Site (the Site) is located at Lots 1054 S.B and 1056 S.B (Part) in D.D. 106 and Adjoining Government Land in Shek Kong, Yuen Long, New Territories. It is served by a local vehicular track leading from Kam Sheung Road (Plan 2). As shown on the layout plan (Plan 1), the ingress/egress of the Site is located at the northeastern corner with about 6m in width.

Proposed Parking Space Provision

2. The Site is for proposed temporary public vehicle park (PVP) (excluding container vehicle) and associated filling of land for a period of 3 years. To cater the use of PVP, a total no. of 45 parking spaces for private car (5m (L) x 2.5m (W)) and 15 parking spaces for light goods vehicle (LGV) (7m (L) x 3.5m (W)) are proposed. Plan 1 illustrates the proposed layout of the parking spaces.

Estimated Traffic Generation

3. The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of	Average Traffic	Average Traffic	Traffic	Traffic
Vehicle	Generation	Attraction	Generation	Attraction
	Rate	Rate	Rate at Peak	Rate at Peak
	(pcu/hr)	(pcu/hr)	Hours	Hours
			(pcu/hr)	(pcu/hr)
Private Car	4	4	9	9
LGV	3	3	7.5	7.5

- Note 1: The operation hour of the proposed development is 24 hours daily including public holidays;
- Note 2: The pcu of LGV is taken as 1.5; and
- Note 3: Morning peak is defined as 7:00 a.m. to 9:00 a.m. whereas afternoon peak is defined as 5:00 p.m. to 7:00 p.m.
- 4. As shown in the above estimation, it is considered that the proposed development will not generate significant amount of traffic and aggravate the traffic condition of Kam Sheung Road and nearby road networks.

寄件日期:

2025年07月24日星期四 15:09

收件者:

tpbpd/PLAND

主旨:

[A/YL-SK/430] Submission of Supplementary Information

附件:

A_YL-SK_430_Justifications_Revised v1_20250724.pdf

類別:

Internet Email

Your Ref.: TPB/A/YI -SK/430

Dear Sir/Madam.

Planning Application No. A/YL-SK/430

Proposed Temporary Public Vehicle Park (excluding container vehicle) and Associated Filling of Land for a Period of 3 Years at

Lots 1054 S.B and 1056 S.B (Part) in D.D. 106 and Adjoining Government Land, Shek Kong, Yuen Long, **New Territories**

Submission of Supplementary Information

We are writing to submit supplementary information to provide clarifications regarding the captioned planning application. Please find the attached revised justifications for your consideration. Details of clarifications are as follows:

- In view of the growing number of vehicles in the area, roadside parking is occasionally observed on local paths. Demand for parking space is therefore expected. Currently, there is no managed carpark in the area. The proposed development could serve nearby residents of The Scenicwoods, Kam Tsin Wai Village and dwellings in the vicinity, so as to reduce roadside parking and improve pedestrian safety in the area.
- A store room is proposed for storage of operation and maintenance tools, such as traffic cones, bollards, stoppers and spare parts of entrance gate / toll system.
- The proposed land filling area is about 3,392m2, which excludes the area surrounding an existing tree for preservation, and the area at the south of the site to avoid affecting an existing local drain running along the southern boundary.
- The proposed development will be operated by the applicant. It is confirmed that no open storage or storage of unlicensed vehicle will occur at the Site during the planning approval period.

Should you have any queries, please do not hesitate to contact the undersigned. Thank you.

Yours faithfully, Charlie TSUI Town Planner

Extensive Novel Limited

<u>Justifications</u>

Land Use Compatibility

In view of the growing number of vehicles in the area, roadside parking is
occasionally observed on local paths (see photos below). Demand for parking
space is therefore expected. Currently, there is no managed carpark in the area.
The proposed development could serve nearby residents of The Scenicwoods, Kam
Tsin Wai Village and dwellings in the vicinity, so as to reduce roadside parking and
improve pedestrian safety in the area.



Roadside parking on local track leading from Kam Sheung Road



Roadside parking in Kam Tsin Wai Village

- 2. The proposed development is considered compatible with the surrounding area which is predominantly village houses, residential dwellings and agricultural uses.
- 3. The proposed use involves only private cars and light goods vehicles. No vehicles exceeding 5.5 tonnes would be allowed to enter the site. A store room is proposed for storage of operation and maintenance tools, such as traffic cones, bollards, stoppers and spare parts of entrance gate / toll system. Also, no car washing, repairing and other workshop activities would be allowed in the site. Thus, the proposed use would not general nuisance to the surrounding.
- 4. The site involves filling of land with soil and concrete of not more than 0.6m in depth to create flat surface for parking. The proposed land filling area is about 3,392m², which excludes the area surrounding an existing tree for preservation, and the area at the south of the site to avoid affecting an existing local drain

running along the southern boundary. Noting that the site falls on "AGR" zone, should the planning permission granted, the applicant will reinstate the site to an amenity area upon expiry of the planning permission.

5. The proposed development will be operated by the applicant. It is confirmed that no open storage or storage of unlicensed vehicle will occur at the Site during the planning approval period.

No Undesirable Precedent

6. There is a similar case for Proposed Temporary Public Vehicle Park with Electric Vehicle Charing Facility for a Period of 3 Years and Filling of Land (No. A/YL-SK/349) approved by the RNTPC of the Town Planning Board on 26.1.2024 in the same "AGR" zone. Approval of this application is in line with previous decision and would not set an undesirable precedent.

Technical Feasibility

- 7. Adequate drainage facilities and fire service installations complying technical requirements would be provided upon request by concerning departments to ensure no adverse drainage and fire safety impacts generated.
- 8. According to the submitted Estimated Traffic Generation (Annex), traffic generated by the proposed use is limited and thus will not impose significant traffic impact on the existing road network in the vicinity.
- 9. There is an existing tree in the Site which will be preserved. No felling of tree is proposed and thus no adverse landscape impact is anticipated.
- 10. The applicant will strictly follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" promulgated by the Environmental Protection Department and other relevant regulations so that no adverse environmental impact is imposed on the surrounding area.

寄件者:

寄件日期: 2025年10月08日星期三 10:29

收件者: tpbpd/PLAND

副本: David Chi Chiu CHENG/PLAND; Gary Kwun Wing CHAN/PLAND

主旨: Planning Application No. A/YL-SK/430 - Submission of Further Information

[Superseding]

附件: A_YL-SK_430_FI_Appendices.pdf; A_YL-SK_430_FI_Appendix IV_Drainage

Proposal.pdf

類別:

Internet Email

Your Ref.: TPB/A/YL-SK/430

Dear Sir/Madam,

Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)

Proposed Temporary Public Vehicle Park (excluding container vehicle) and Associated Filling of Land for a Period of 3 Years at

Lots 1054 S.B and 1056 S.B (Part) in D.D. 106, Shek Kong, Yuen Long, New Territories (Planning Application No. A/YL-SK/430)

Submission of Further Information

[This email supersedes the previous email sent at 9:59 on 8.10.2025]

Reference is made to the captioned planning application and the departmental comments received via emails from the Planning Department on 30.7.2025, 21.8.2025 and 22.8.2025.

In response to the concerned departmental comments, we are pleased to submit further information including the following documents for your consideration:

Appendix I - Responses-to-Comments Table

Appendix II - Replacement Pages of Application Form

Appendix III - Revised Plans

Appendix IV - Drainage Proposal

In view of the comments from the Agriculture, Fisheries and Conservation Department and the Drainage Services Department, the application site boundary has been revised to exclude the Government Land portion in the south to maintain a minimum setback of 5m from the watercourse. As a result, the updated site area should be about 3,221m², which is reduced by 328m² (-9.2%). Please refer to **Appendices II and III** for the updated development parameters.

□Urgent □Return receipt □Expand Group □Restricted □Prevent	Сору	
Moreover, it is clarified that about 82m² of land at the north of the site has	as been filled with concrete of	
0.2m in depth. As such, the applicant also applies for regularisation of the hard-paved area. Please refer to the revised Filling of Land Plan in Appendix III for details.		
Should you have any queries, please contact	. Thank you.	
should you have any queries, pieuse contuct	. Mank you.	
Yours faithfully,		
Charlie TSUI		
Town Planner		
Extensive Novel Limited		

Appendix I

Responses-to-Comments Table

Proposed Temporary Public Vehicle Park (excluding container vehicle) and Associated Filling of Land for a Period of 3 Years Planning Application No. A/YL-SK/430

Further Information

Appendix I - Response-to-Comments Table

No.	Comments	Responses
1	Transport Department (Contact Person: Mr. Louis HON), received on 30.7.2025	
	(a) Since only PC and LGV parking spaces would be provided in the site, please confirm that vehicle types other than PC and LGV would not be allowed to park in the application site.	The applicant confirms that vehicle types other than private car and light goods vehicle would not be allowed to park in the application site.
2	Agriculture, Fisheries and Conservation Department (Contact Person: Ms. WONG Cheuk-ling), received on 21.8.2025	
	(a) There is a watercourse located to the south of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during land filling and operation.	The application site boundary has been revised to reserve about 5m setback from the concerned watercourse. Please refer to the revised plans at Appendix III .
		Stone/concrete barriers will be placed along the southern boundary before construction to avoid waste water flowing to the watercourse. There will be metal fence erected on the aforementioned barriers along the boundary of the site so that no spilling out and further impact on the surroundings will occur.
		According to the submitted drainage proposal (Appendix IV), the applicant shall construct a peripheral drainage system at the site to

		collect rainwater and separate debris before discharging to the nullah to the north of the site. As such, no sewage is expected to affect the watercourse to the south during operation of the proposed development.
3	Drainage Services Department (Contact Person: Mr. Kenneth CHAN), received on 22.8.2025	
	(a) There are existing streamcourse/channel on government land in the adjacent of application site. Drainage reserve is required for operation and maintenance of the streamcourse/channel. Therefore, I would recommend the application site to exclude the Government Land from the captioned S.16 application.	The application boundary has been revised to exclude the Government Land and to maintain about 5m setback from the watercourse. Please refer to Appendix III for the revised plans.
	(b) In addition, the applicant shall be required to place all proposed works 3m away from the top of the bank of the impacts, both during and after construction.	The revised site boundary has taken the 3m distance from the top of the back of the impacts into consideration. The applicant will place all proposed works during and after construction beyond the said distance.
	(c) We are unable to provide comment on the drainage aspect of the application at this stage. Comment on drainage aspect will be provided when the drainage proposal is received.	A drainage proposal (Appendix IV) has been prepared to demonstrate that with the implementation of the proposed drainage facilities, no significant drainage impact from the proposed development is anticipated.

Appendix II

Replacement Pages of Application Form

For Official Use Only	Application No. 申請編號	
請勿填寫此欄	Date Received 收到日期	

- 1. 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。
- 2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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)

李菊 Li Ju

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)

Extensive Novel Limited

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 1054 S.B and 1056 S.B (Part) in D.D.106, 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	☑Site area 地盤面積 3,221 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 60 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	sq.m 平方米 □About 約

6. Type(s) of Applicatio	n 申請類別	J			
(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	记官地區臨時用2 	的	劃計 り續期,謂與為	(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	and Asso	ociated Filli	ry Public Vehicle Paring of Land for a Peri	od of 3 Years	
(b) Effective period of		ear(s) 年		<u> </u>	
permission applied for 申請的許可有效期		onth(s) 個月			
(c) Development Schedule 發展					
Proposed uncovered land are	a 擬議露天土地區	面積		3,161	sq.m ☑About 約
Proposed covered land area #	疑議有上蓋土地同	面積			sq.m ☑About 約
Proposed number of building	s/structures 擬議	建築物/構	· 築物數目	2	••••
Proposed domestic floor area	擬議住用樓面面	ā積			sq.m □About 約
Proposed non-domestic floor					sq.m ☑About 約
Proposed gross floor area 擬		71文四四7六			sq.m ☑About 約
Proposed height and use(s) of did		uildings/stru			
的擬議用途 (如適用) (Please us	se separate sheets	if the space	below is insufficient) (如以下空間不足	,請另頁說明)
STRUCTURE USE	COVERED AREA	GFA	BUILDING HEIGHT		
A SHROFF AND ANCILLARY OFFICE B STORE ROOM	40 m ² (ABOUT) 20 m ² (ABOUT)	40 m ² (ABOUT) 20 m ² (ABOUT)	4 m (NOT MORE THAN) (1-STOREY) 4 m (NOT MORE THAN) (1-STOREY)		
	TAL 60 m ² (ABOUT)	60 m ² (ABOUT)			
Draw and mumber of our morting	ana ana hy tymaa	不同種紙店	市份价格类數口		
Proposed number of car parking Private Car Parking Spaces 私家		小川性親行	中位可疑 裁	45	
Motorcycle Parking Spaces 電單					
Light Goods Vehicle Parking Spaces 輕型貨車泊車位 15					
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)					
Proposed number of loading/unlo	pading spaces 上刻	落客貨車位	 的擬議數目		
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)					
Canors (France Specify)	171 / 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1				

Proposed operating hours 擬議營運時間 24 hours from Mondays to Sundays (including public holidays)					
(d)	Any vehicular accest the site/subject buildi 是否有車路通往地有關建築物?	ng?	 ✓ There is an existing access. (please indicate the street nam appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Local track leading from Kam Sheung Road □ There is a proposed access. (please illustrate on plan and specify t有一條擬議車路。(請在圖則顯示,並註明車路的闊度) 		
(e)					
(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	Please provide details 請提供詳情 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars	s of stream	
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	No 否	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/或挖土的範圍) □ Diversion of stream 河道改道 □ Filling of pond 填塘 Area of filling 填塘面積	为细節及/或 勺 勺 勺 勺 勺	
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	Landscape Imp Tree Felling Visual Impact	交通 Yes 會 No 不會 ply 對供水 Yes 會 No 不會 對排水 Yes 會 No 不會 斜坡 Yes 會 No 不會 lopes 受斜坡影響 Yes 會 No 不會 upact 構成景觀影響 Yes 會 No 不會		

Gist of Application 申請摘	Application 申請摘安
-------------------------	------------------

(Please provide details in both English and Chinese <u>as far as possible</u>. 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 1054 S.B and 1056 S.B (Part) in D.D.106, Shek Kong, Yuen Long, New Territories					
Site area 地盤面積	3,221 sq. m 平方米 ☑ About 約					
	(includes Government land of 包括政府土地 sq. m 平方米 □ About 約)					
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9					
Zoning 地帶	"Agriculture"					
Type of Application 申請類別	 ✓ 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 ✓ Year(s) 年					
	□ 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 □ Year(s) 年 □ Month(s) 月					
Applied use/ development 申請用途/發展	Proposed Temporary Public Vehicle Park (excluding container vehicle) and Associated Filling of Land for a Period of 3 Years					

(i)	Gross floor area and/or plot ratio		sq.r	n 半方米	ŀ	'lot Ra	ttio 地槓比率
	總樓面面積及/或地積比率	Domestic 住用		□ About 終 □ Not more 不多於			□About 約 □Not more than 不多於
		Non-domestic 非住用	60	☑ About 終 □ Not more 不多於	.1	0.02	☑About 約 □Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用					
		Non-domestic 非住用			2		
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 □ (Not more than 不多於)				
						(Not 1	Storeys(s) 層 more than 不多於)
		Non-domestic 非住用		4	Ø	(Not 1	m 米 more than 不多於)
				1	\square	(Not 1	Storeys(s) 層 more than 不多於)
(iv)	Site coverage 上蓋面積			1.9	%		☑ About 約
(v)	No. of parking spaces and loading /	Total no. of vehicl	e parking space	es 停車位總數	Į.		60
	unloading spaces 停車位及上落客貨 車位數目	Private Car Parking Spaces 私家車車位					45
		Motorcycle Parki	U 1 –		 直泊車位		15
		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)					
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數					
		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 V Heavy Goods Vel Others (Please Sp	nicle Spaces 1	型貨車車位			

Appendix III

Revised Plans

DEVELOPMENT PARAMETERS

: 3,221 m² (ABOUT) APPLICATION SITE AREA COVERED AREA : 60 m² (ABOUT) : 3,161 m² (ABOUT) UNCOVERED AREA

(ABOUT) PLOT RATIO : 0.02 SITE COVERAGE (ABOUT) : 1.9%

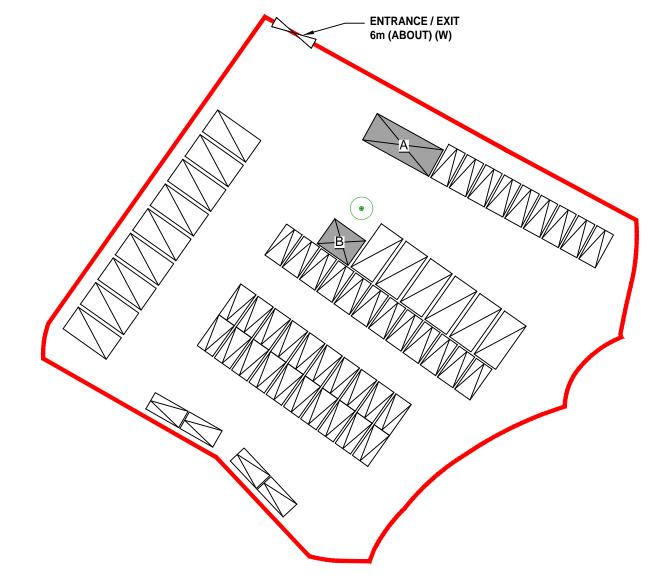
NO. OF STRUCTURE : 2

: NOT APPLICABLE DOMESTIC GFA : 60 m² (ABOUT) NON-DOMESTIC GFA : 60 m² (ABOUT) TOTAL GFA

BUILDING HEIGHT : 4 m (NOT MORE THAN) : 1 (NOT MORE THAN) NO. OF STOREY

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
A	SHROFF AND ANCILLARY OFFICE	40 m ² (ABOUT)	40 m ² (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
B	STORE ROOM	20 m ² (ABOUT)	20 m ² (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)

60 m² (ABOUT) 60 m² (ABOUT) TOTAL



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE

DIMENSIONS OF PARKING SPACE : 5 m (L) X 2.5 m (W)

NO. OF LIGHT GOODS VEHICLES PARKING SPACE

DIMENSIONS OF PARKING SPACE : 7 m (L) X 3.5 m (W)

: 15



• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED DO NOT SCALE DRAWING

<u>LEGEND</u>

APPLICATION SITE

STRUCTURE

PARKING SPACE (Private Car) 2.5 m (W) X 5 m (L)

PARKING SPACE (Light Goods Vehicles) 3.5 m (W) X 7 m (L)

ENTRANCE / EXIT

EXISTING TREE

-	LAYC	OUT PLA	N		19 JUN	2025
REVIS	ION					
			name			
					-	

	name				
drawn	CY	 Date 19 JUN 2025			
checked	-	DATE			
approved	-	DATE			
contract no					
project no. DD106					
project in	10100				

TITLE : PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND
ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3

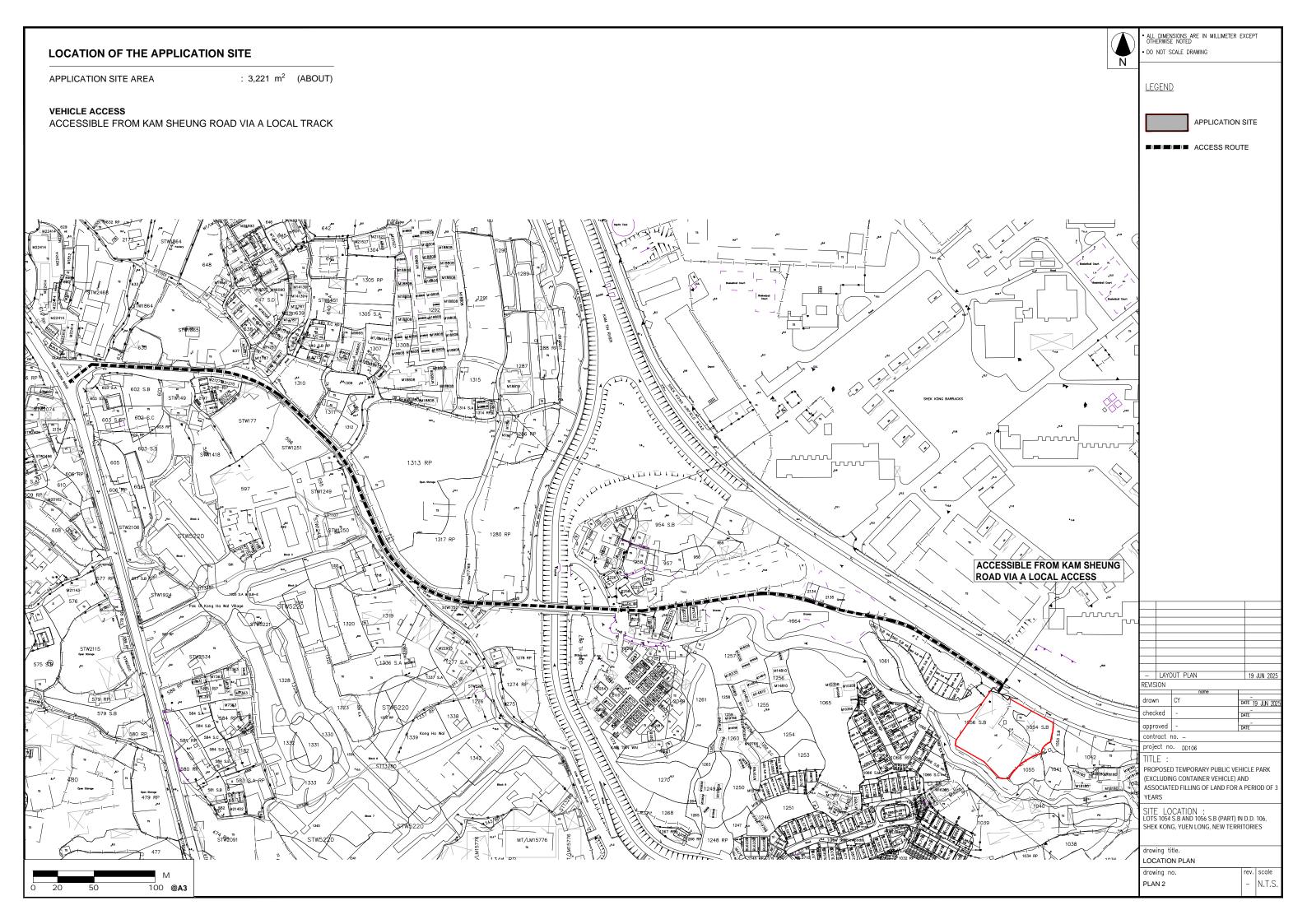
SITE LOCATION: LOTS 1054 S.B AND 1056 S.B (PART) IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

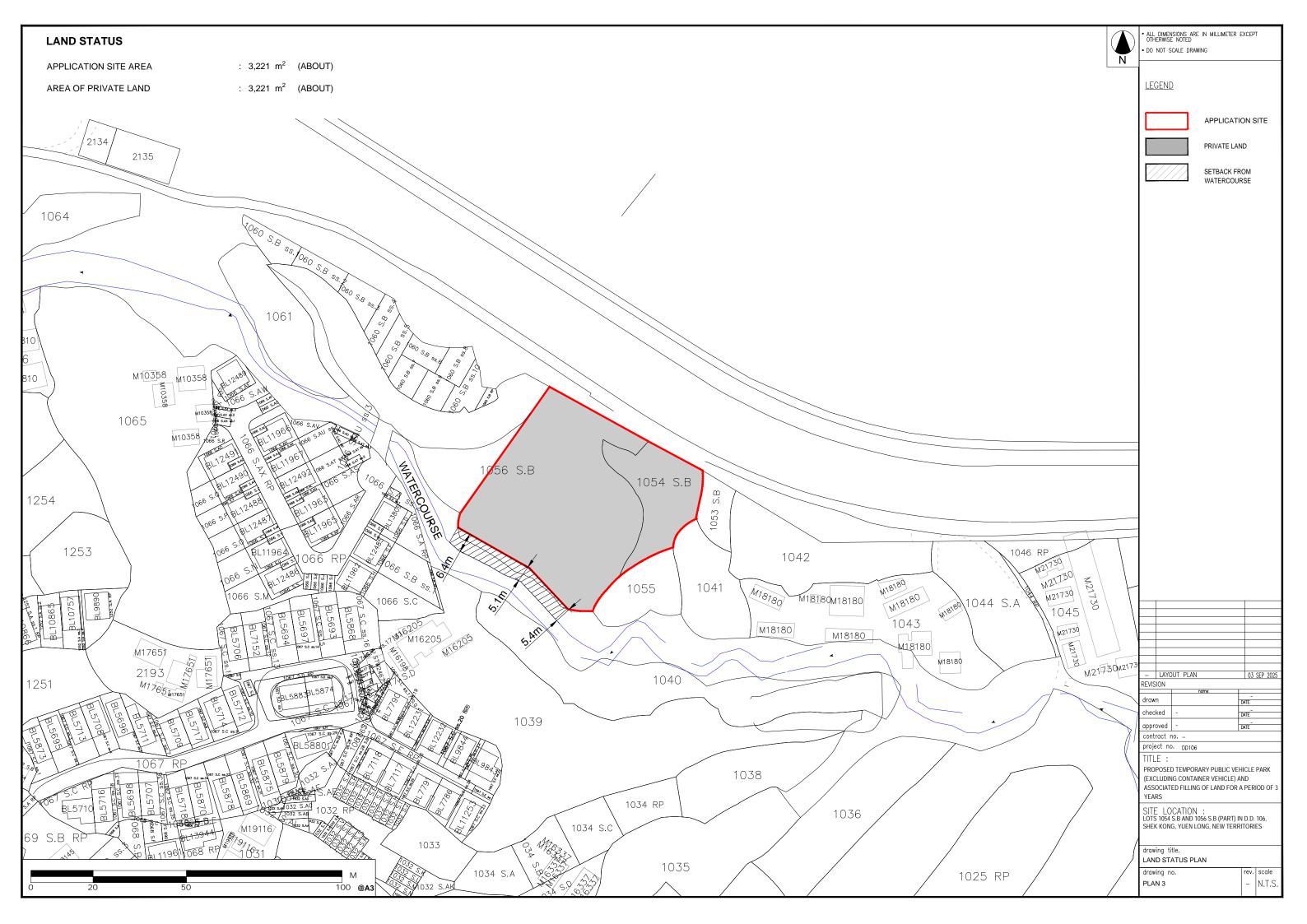
drawing title. LAYOUT PLAN

YEARS

drawing no. PLAN 1

rev. scale - N.T.S.







• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED DO NOT SCALE DRAWING

<u>LEGEND</u>

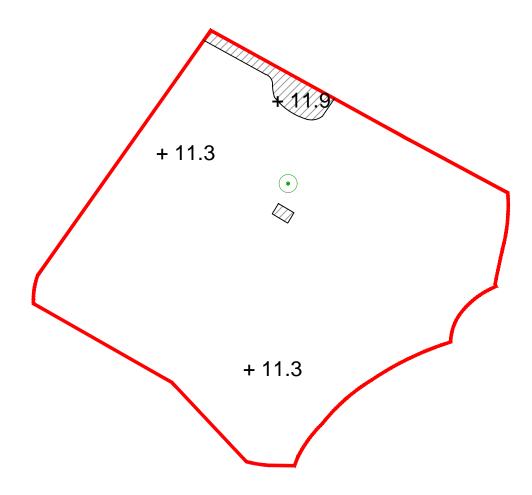
APPLICATION SITE



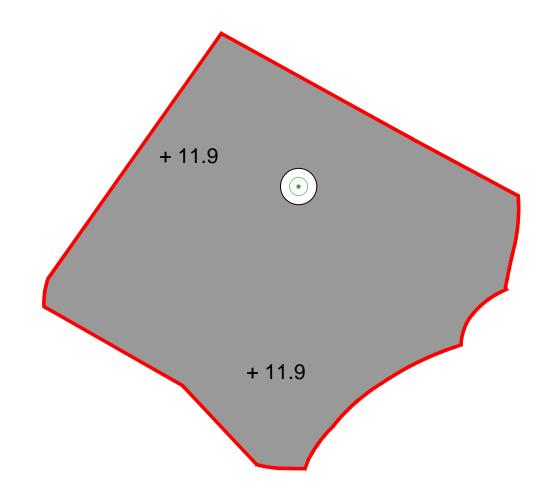
FILLING OF LAND AREA

HARD PAVING

+00.0 PROPOSED SITE LEVEL



EXISTING SITE LEVEL



PROPOSED SITE LEVEL

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,221 m² (ABOUT)

: SOILED GROUND AND CONCRETE EXISTING SITE SURFACE

EXISTING SITE LEVELS : +11.3 mPD TO +11.9mPD EXISTING HARD-PAVED SURFACE AREA : 82 m² (ABOUT)

SITE LEVELS ARE FOR INSICATIVE PURPOSE ONLY

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,221 m² (ABOUT)

FILLING OF LAND AREA : 3,193 m² (ABOUT) (including 82 m² of existing hard

ground for regularisation)

LAND FILLING DEPTH : NOT MORE THAN 0.6 m (including 0.2m of concrete surface) : +11.9 mPD (ABOUT) PROPOSED SITE LEVEL

: SOIL & CONCRETE MATERIAL OF FILLING FOR SITE FORMATION

-	LAYC	OUT PLAN	19 JUN 2025	
REVIS	ION			
		name		
draw	n	CY	 Date 19 JUN 2025	
-1	L. J		-	
chec	kea	-	DATE	
appro	avod.	_		
appro	oveu	_	DATE	
contract no				
project no. DD106				
TITLE:				

(EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3

PROPOSED TEMPORARY PUBLIC VEHICLE PARK

SITE LOCATION: LOTS 1054 S.B AND 1056 S.B (PART) IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

drawing title. FILLING OF LAND PLAN

drawing no. PLAN 4

- N.T.S.

Appendix IV

Drainage Proposal

-TEMPORARY DRAINAGE PROPOSAL

APPLICATION SITE OF PROPOSED TEMPORARY PUBLIC VEHICLE PARK AND ASSOCIATED FILLING OF LANDS FOR A PERIOD OF 3 YEARS AT LOTS 1054S.B (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES

Application No.: A/YL-SK/430

Project No.: ALPL/TDM/017

Revision No.: 0 17 Sep 2025

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4	Asses	ssment Criteria	3
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2 Introduction

2.1 Background

This report presents the Drainage Proposal for supporting the Proposed temporary public vehicle park and associated filling of lands for a period of 3 years at Lots 1054 S.B(Part) in D.D. 106 and adjoining government land, Shek Kong, Yuen Long, New Territories.

2.2 Objectives of the Report

This report shall be prepared to include the following:

- > Identify the potential drainage impact assessment from the proposed Application Site
- Recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

2.3 Report Structure

The report contains the following sections:

- Section 1 on Introduction;
- Section 2 on Development Proposal;
- Section 3 on Assessment Criteria;
- Section 4 on Potential Drainage Impact; and
- Section 5 on Conclusion.

3 Development Proposal

3.1 Location of the Application Site

The application Site is located within the Kam Sheung Road, with an area of around 3221m² and ground level varying between + 11.9mPD and + 11.7mPD. The layout plan is provided in **Appendix B**.

This application site is "Agriculture" zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.

There is a existing catchpit vicinity of the application site, the location and site photos of the existing catchpit are provided in **Appendix C**.

4 Assessment Criteria

4.1 Design Return Periods

The drainage system in the Application site is to collect surface flows and convey to the existing catchpit

TEMPORARY DRAINAGE PROPOSAL

and finally convey to downstream village drain. The recommended design return periods based on the flood levels for the various drainage systems depend on the drainage system, land use, hazard to public safety and community expectations. The recommended design return period is reproduced in Table 4-1 below:

DESCRIPTION	DESIGN RETURN PERIODS
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage including internal Drainage	10 Years
System under a polder Scheme	
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 4-1 Recommended Design Return Periods based on Flood Levels

As per Storm Drainage Manuel (SDM) Section 6.6.2 Urban Drainage Branch and Urban Drainage Trunk Systems "An 'Urban Drainage Branch System' is defined as a group or network of connecting drains collecting runoff from the urban area and conveying stormwater to a trunk drain, river or sea. For a simple definition, the largest pipe size or the equivalent diameter in case of a box culvert in a branch system will normally be less than 1.8m.

An 'Urban Drainage Trunk System' collects stormwater from branch drains and/or river inlets, and conveys the flow to outfalls in river or sea. Pipes with size or diameter equal to or larger than 1.8m are normally considered as trunk drains."

As per SDM, since the proposed U-channels are sized smaller than 1.8m, the drainage system would be defined as an urban drainage branch with recommended design return period of 50 years.

The 50 years design return period will be considered to ensure adequacy of the stormwater drainage system.

4.2 Calculation Methodology for Runoff

Peak instantaneous runoff values before and after the development were calculated based on the Rational Method and with recommended physical parameters including runoff coefficient (C) and storm constants for different return periods referred to the SDM, based on the following equation:

 $Q_p = 0.278 C i A$

where $Q_p = Peak Runoff, m^3/s$

C = Runoff Coefficient

i = Rainfall Intensity, mm/hr

A = Catchment Area, km²

The paved area of the site will account for 3221m2. For conservative, the runoff coefficient of 0.9 is assumed, such that the all the run-off would be collected from the catchment area without any infiltration as the critical scenario.

Based on the storm constants for 50-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in Appendix D

4.3 Calculation Methodology for Pipe Capacity Checking

Due to the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff of the open area within the site. The collected stormwater would be diverted to 375mm U-channel system at boundary of application site. The collected stormwater should finally be diverted to the downstream via the proposed U-channel system.

For the worst-case scenario, bad condition of concrete pipe is assumed for the Manning's roughness coefficient (coefficient value is 0.016) for calculating capacities of concrete U-channel using Manning's Equation.

Manning's Equation for calculating the channel and pipe capacities is adopted.

5 Potential Drainage Impact

5.1 Existing Site Condition

The application Site is located within the Tai Tong with an area of around $3880m^2$ and ground level varying between + 12.1mPD and + 11.8mPD.

5.2 Changes in Drainage Characteristics

Since the ground level of application site is generally higher than the adjacent ground surface. No

external catchment shall be considered in the calculation.

The characteristics of the sub-catchment areas are altered due to the proposed application, which are changed from unpaved site area to paved area. The change in sub-catchment is summarized in Table 5-1.

	Before	After
Grassland (m ²)	0	0
Paved Area (m²)	3221	3221
External Catchment Area(m²)	0	0
Total Catchment Area (m²)	3221	3221

Table 5-1 Change in sub-catchment within the site

5.3 Potential Drainage Impact

The details of the proposed drainage works are illustrated in **Appendix C**.

To effectively convey stormwater away from the application site and minimize the potential impact to the drainage infrastructure of the village area, drainage works consists of U-channels, are proposed to convey the stormwater runoff to the terminate catchpit with sand trap (TCP), and finally convey to the existing catchpit.

The runoff within application site is collected by two 375mm U-channels along the boundary and convey to the existing terminate catchpit with sand trap (TCP) within the application site, before discharging to the existing catchpit at the South direction of the application site, and eventually discharge to the further downstream village drain.

as indicated in the **Appendix C**.

Catchment	Drainage System	Estimated Flow	Capacity	Reserve Capacity
Area		(L/min)	(L/min)	
1	375mm u-channel	7657	14000	45%
2	375mm u-channel	9736	14000	30%
1+2	450mm discharge	17393	20039	14%
	pipe(existing)			

Table 4-2 Design calculation of the proposed drainage work

- 1. Rainfall increase due to climate change at the end of 21st century is considered according to stormwater drainage manual Table 28.
- 2. The reserve capacity is calculated by assuming that the U-channel reach its full capacity.

The design runoff arise from the proposed catchment area 1 is to be discharged into the proposed

375mm u-channel within the runoff anticipated to be of 7657L/min, which is within the drainage capacity of the proposed 375mm u-channel of 14000L/min, the reserve capacity is 45%.

The design runoff arise from the proposed catchment area 2 is to be discharged into the proposed 375mm u-channel within the runoff anticipated to be of 9736L/min, which is within the drainage capacity of the proposed 375mm u-channel of 14000L/min, the reserve capacity is 30%.

The runoff would then be coney to the existing terminal catchpit within the application site, and discharge to downstream village drain by 450mm existing discharge pipe. The total runoff to be discharged by the discharge pipe is 17393L/min, and the capacity of discharge pipe is 20039L/min, the reserve capacity is 16%.

It is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.

All u-channels & catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E**.

6 Construction Stage

6.1 Temporary Drainage Arrangements

Proper measures shall be taken to maintain the existing drainage characteristics of the catchment areas and to minimize drainage impacts associated with the construction works. The principal drainage impacts which are associated with construction of the works have been identified as follows:

- (i) Erosion of ground materials;
- (ii) Sediment transportation to existing downstream drainage system; and
- (iii) Obstruction to drainage systems.

Regular inspections shall be carried out to ensure integrity of the works. These inspections shall cover works under construction as well as recently completed areas.

To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.

If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m3 in an open area shall also be covered with

tarpaulin or similar fabric during rainstorms.

All runoff discharged into the existing drainage system will be settled in a silt trap to ensure no sediment will be discharged into the channel. Silt traps will normally be provided along the site drainage immediately upstream of the proposed discharge point to the existing Site. The silt traps will be inspected daily and immediately after each rainstorm.

Liaison will be carried out with relevant parties regarding temporary drainage arrangements to ensure that the drainage system is functioning adequately.

7 Conclusions

7.1 Conclusions

The analyzed catchment area of 3221m2 consists of the site area of the proposed Application Site only and no external catchment area had been identified.

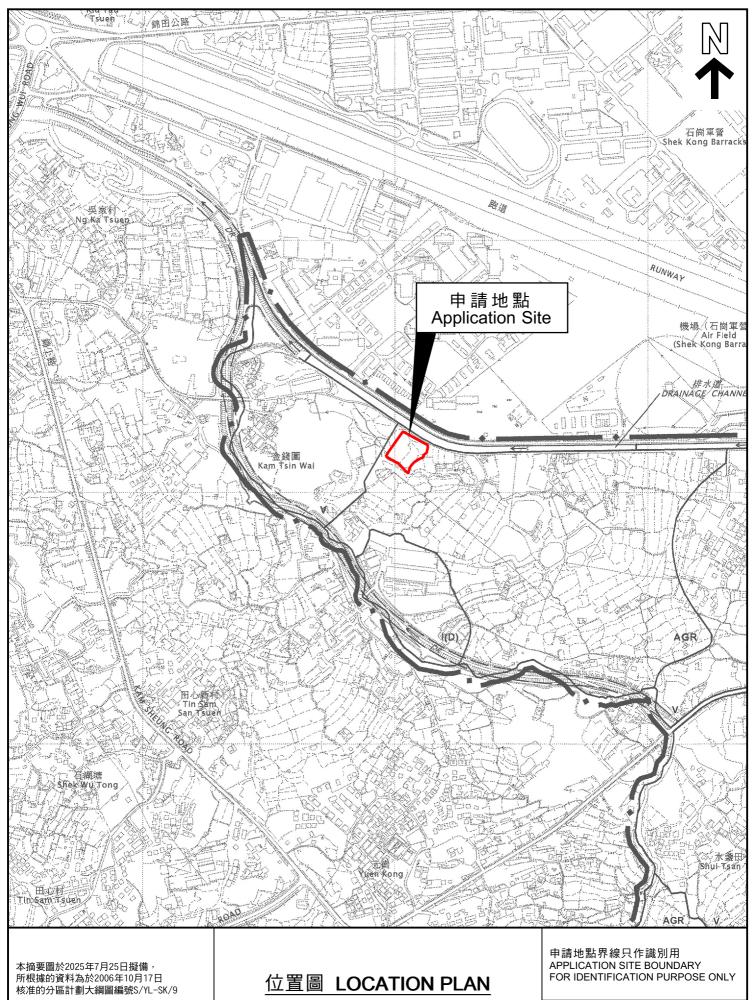
All round U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along the boundary of application site which is subject to change to suit the building layout.

The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.

Mitigation measures are proposed during the construction period and to ensure that the existing drainage system within the site will not be affected during the construction stage.

APPENDIX A

SITE LAYOUT PLAN



本摘要圖於2025年7月25日擬備, 所根據的資料為於2006年10月17日 核准的分區計劃大綱圖編號S/YL-SK/9 EXTRACT PLAN PREPARED ON 25.7.2025 BASED ON OUTLINE ZONING PLAN No. S/YL-SK/9 APPROVED ON 17.10.2006

SCALE 1:7500 比例尺

* 100 0 100 200 300 ** METRES | METRES

參考編號 REFERENCE No.

A/YL-SK/430

APPENDIX B

LAYOUT PLAN

DEVELOPMENT PARAMETERS

: 3,221 m² (ABOUT) APPLICATION SITE AREA COVERED AREA : 60 m² (ABOUT) : 3,161 m² (ABOUT) UNCOVERED AREA

(ABOUT) PLOT RATIO : 0.02 SITE COVERAGE (ABOUT) : 1.9%

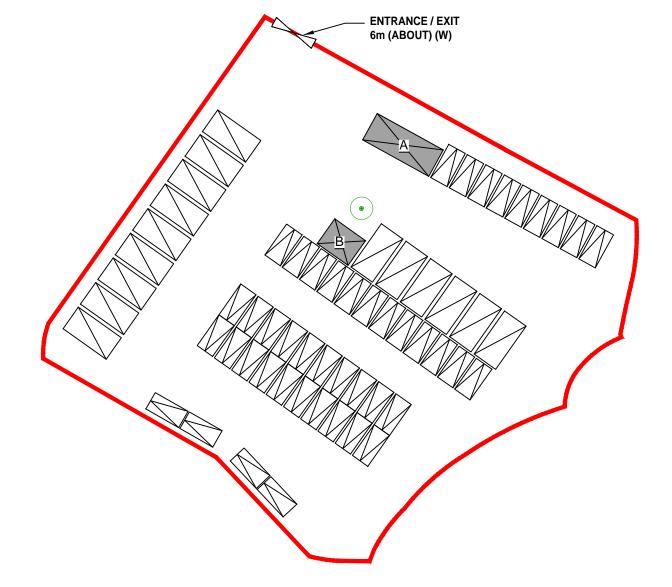
NO. OF STRUCTURE : 2

: NOT APPLICABLE DOMESTIC GFA : 60 m² (ABOUT) NON-DOMESTIC GFA : 60 m² (ABOUT) TOTAL GFA

BUILDING HEIGHT : 4 m (NOT MORE THAN) : 1 (NOT MORE THAN) NO. OF STOREY

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
A	SHROFF AND ANCILLARY OFFICE	40 m ² (ABOUT)	40 m ² (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
B	STORE ROOM	20 m ² (ABOUT)	20 m ² (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)

60 m² (ABOUT) 60 m² (ABOUT) TOTAL



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE

DIMENSIONS OF PARKING SPACE : 5 m (L) X 2.5 m (W)

NO. OF LIGHT GOODS VEHICLES PARKING SPACE

DIMENSIONS OF PARKING SPACE : 7 m (L) X 3.5 m (W)

: 15



• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED DO NOT SCALE DRAWING

<u>LEGEND</u>

APPLICATION SITE

STRUCTURE

PARKING SPACE (Private Car) 2.5 m (W) X 5 m (L)

PARKING SPACE (Light Goods Vehicles) 3.5 m (W) X 7 m (L)

ENTRANCE / EXIT

EXISTING TREE

-	LAYC	OUT PLA	N		19 JUN	2025
REVIS	ION					
			name			
					-	

	name				
drawn	CY	 Date 19 JUN 2025			
checked	-	DATE			
approved	-	DATE			
contract no					
project no. DD106					
project in	10100				

TITLE : PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND
ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3

SITE LOCATION: LOTS 1054 S.B AND 1056 S.B (PART) IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

drawing title. LAYOUT PLAN

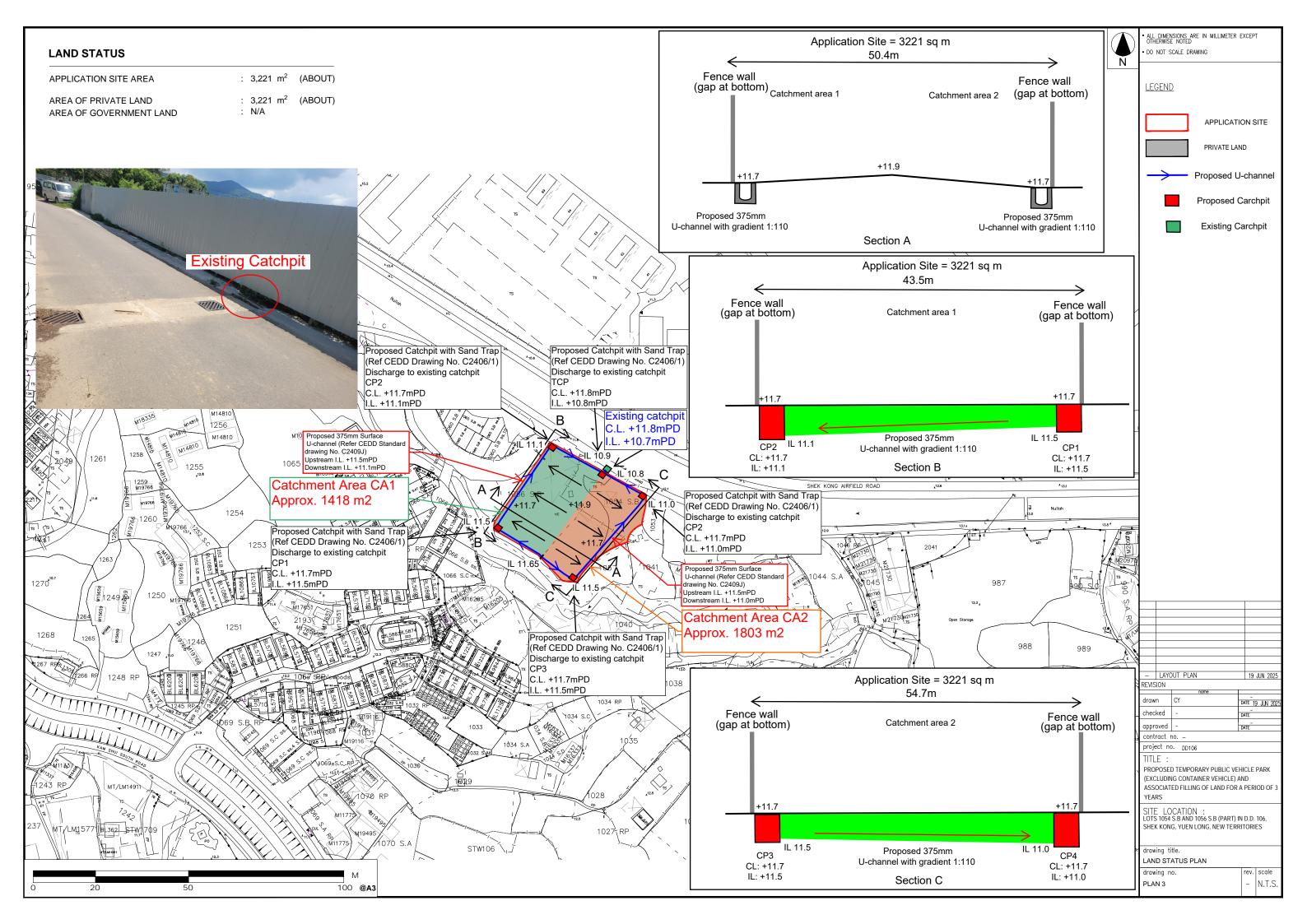
YEARS

drawing no. PLAN 1

rev. scale - N.T.S.

APPENDIX C

PROPOSED DRAINAGE PLAN



TEMPORARY	DRAINAGE	PROPOSAL

APPENDIX D

DESIGN CALCULATION OF THE PROPOSED DRAINAGE SYSTEM

Check of Surface Drainage System

PROJECT: APPLICATION SITE OF PROPOSED TEMPORARY TEMPORARY PUBLIC VEHICLE PARK AND ASSOCIATI Revision:

FILLING OF LANDS FOR A PERIOD OF 3 YEARS AT LOTS 1054S.B (PART) IN D.D. 106 AND ADJOINING Date: 13-Sep-25

GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES

JOB NO: ALPL/TDM/017

TITLE: Temporary Drainage Design Calculation Prepare By: JW

DETERMINE THE CATCHMENT OF AREA

CA1 = $\frac{1418}{CA2}$ (m²) (m²)

DETERMINE THE INLET TIME

Section	A = Catchment of Area (m^2)		Level of remote point (mPD)	Level of inlet point (mPD)	L (m)	H (m/100m)	t _e = Time of Natural flow (min)
1	CA1	1418	11.9	11.7	24	0.83	1.74
2	CA2 1803		11.9	11.7	26.4	0.76	1.91
						I	

Ref.: Brandsby Williams Equation

Note: $t_c = \frac{0.14465.L}{H^{0.2} A^{0.1}}$

H = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment

to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m).

DETERMINE THE SIZE OF STEPPED / U-CHANNEL

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18				
Section No.	Ldr (m)	Lh (m)	L(m)	Gradient (1 in)	Site area (m ²)	others area (m ²)	Total area (m ²)	A (m ²)	channel size	Capacity (1/min)	Assumed Flow	t _f (min)	t _e (min)	t _c (min)	I (mm/hr)	Runoff (l/min)	Remark				
1	0.40	43.50	43.50	108.75	1418.00	0.00	1418.00	1418.00	375	14000	2.10	0.35	1.74	2.09	360.00	7657.2	O.K.	CAPACITY > RUNOFF	[Use new	375 U, so it	is O.K.]
2	0.50	54.70	54.70	109.40	1803.00	0.00	1803.00	1803.00	375	14000	2.10	0.43	1.91	2.34	360.00	9736.2	O.K.	CAPACITY > RUNOFF	[Use new	375 U, so it	is O.K.]

te: Ldr = Different level between U-channel section 17393.4

Gradient = 1 in (Lh/Ldr)
Total area = Site area + others area
A=Cumulative area = Total area + others section area

Capacity = Refer to the extracted Figure 8.7 - Chart for the Rapid Design of Channels (Geotechnical Manual for Slopes P.253)

Assumed flow velocity = Assumed velocity of runoff

Actual Flow velocity = Refer to the extracted Figure 8.7 - Chart for the Rapid Design of Channels (Geotechnical Manual for Slopes P.253)

 t_f = Flow time = L / assumed flow velocity

 $t_{\rm e}$ = inlet time (time taken for flow from the remotest point to reach the most upstream point of the urban drainage system)

 $\begin{array}{ll} t_{j} = & \text{Time of concentration} = t_{f} + t_{g} & \text{(Min. } t_{g} = 1 \text{ min. for conservative design)} \\ I = Intensity & \text{Refer to the extracted Figure 8.2 - Curves Showing Duration and Intensity of Rainfall in H.K.} \\ \end{array}$

for Various Return Periods (Geotechnical Manual for Slopes P.248)

K = Runoff coefficient = 0.9 refer to Character of Surface (refer DSD(2013))

Design Return Period = 50 years

Runoff= K.I.A./3600 (l/s) = K.I.A./60 (l/min)

UC U-channel SC Stepped channel

For section no. 1.00 , Actual Flow Velocity = 1.60 m/s <4m/s, O.K.
For section no. 2.00 , Actual Flow Velocity = 2.35 m/s <4m/s, O.K.

Section N1 (2) Printed Date: 16/9/2025

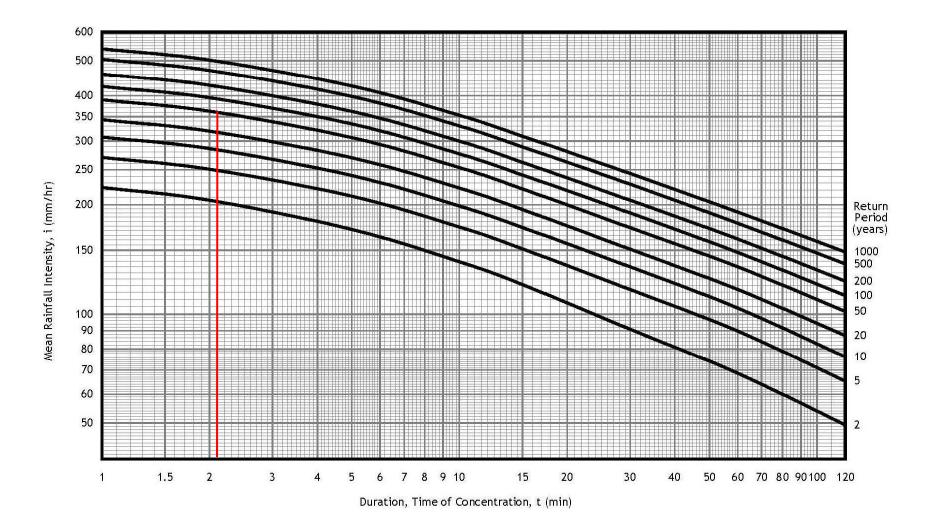
DETERMINE THE SIZE OF DISCHARGE PIPE

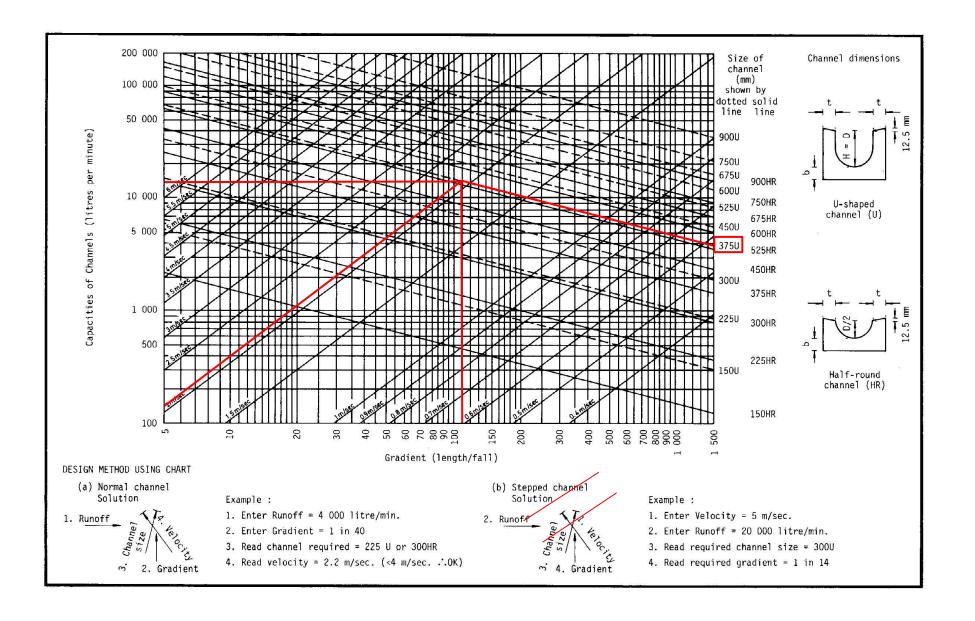
1	2	3	4	5	6	7	8				
Section No.	Dia. of Discharge Pipe (mm)	Sectional Area of Discharge Pipe (m ²)	v (m/s)	No. of Discharge Pipe Provided	Capacity (l/min)	Runoff (l/min)	Remark				
Exisitng Drainage	450.00	0.16	2.10	1	20039	17393	O.K.	CAPACITY > RUNOFF	[Use new	450	, so it is O.K.]

Note: v = Velocity of flow in downpipe

A = Catchment Area

K = Runoff coefficient = 0.9 refer to Character of Surface (refer DSD(2013))

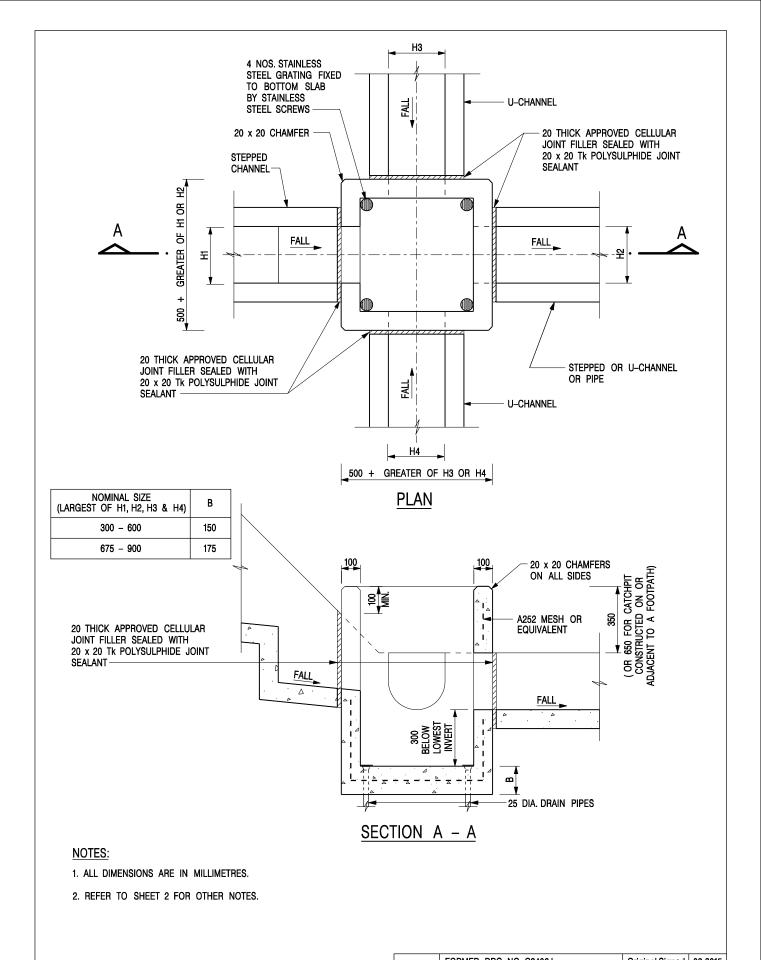


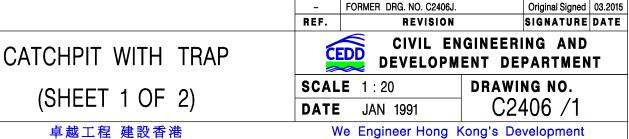


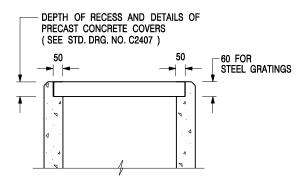
		OPOSAL

APPENDIX E

TYPICAL STANDARD DRAWINGS OF U-CHANNEL AND CATCHPIT (EXTRACTED FROM CEDD, FOR REFERNCE ONLY)







ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

- 1. ALL DIMENSIONS ARE IN MILLIMETRES.
- 2. ALL CONCRETE SHALL BE GRADE 20 /20.
- 3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
- 4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
- 5. CONCRETE TO BE COLOURED AS SPECIFIED.
- UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
- 7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
- FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
- 9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
- 10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 ℃ STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
- 11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
- SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

Α	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP (SHEET 2 OF 2)

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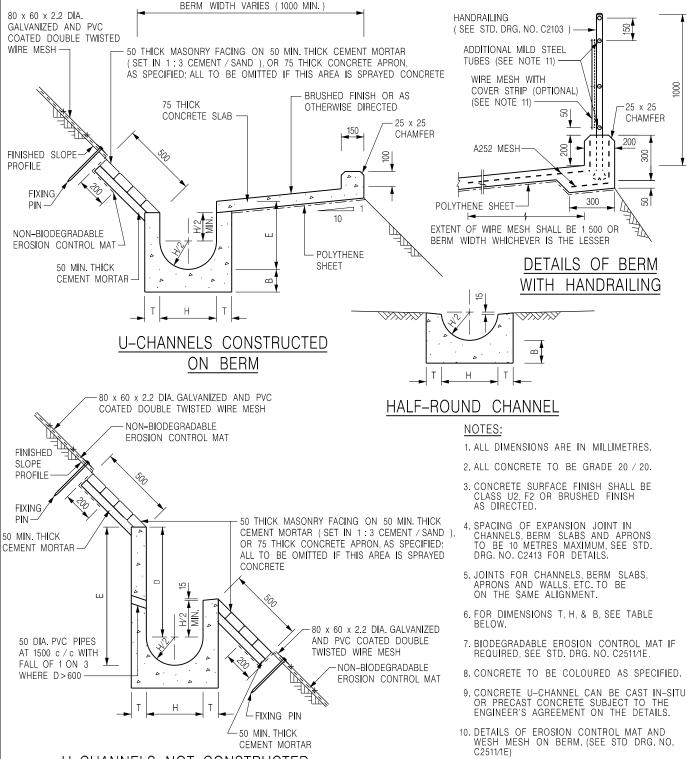


CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1:20 **DATE** JAN 1991

DRAWING NO. C2406 /2A

We Engineer Hong Kong's Development



U-CHANNELS NOT CONSTRUCTED ON BERM

NOMINAL SIZE H	Т	В	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100
375 - 600	100	150	WHEN E > 650
675 – 900	125	175	A252 MESH PLACED CENTRALLY

DETAILS OF HANDRAILING AMENDED. Original Signed | 08.2024 MINOR AMENDMENT Original Signed | 07.2018 THICKNESS OF MASONRY Н Original Signed 01.2005 FACING AMENDED MINOR AMENDMENT Original Signed 01.2004 G GENERAL REVISION. Original Signed | 12.2002 F REVISION SIGNATURE DATE REF

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A -WITH MASONRY APRON

卓越工程 建設香港



CIVIL ENGINEERING AND **DEVELOPMENT DEPARTMENT**

11. THE WIRE MESH ON HANDRAILING IS OPTIONAL THE COVER STRIP AND ADDITIONAL MILD STEEL TUBES ARE NEEDED ONLY IF WIRE MESH IS PROVIDED. (SEE STD. DRG. NO.

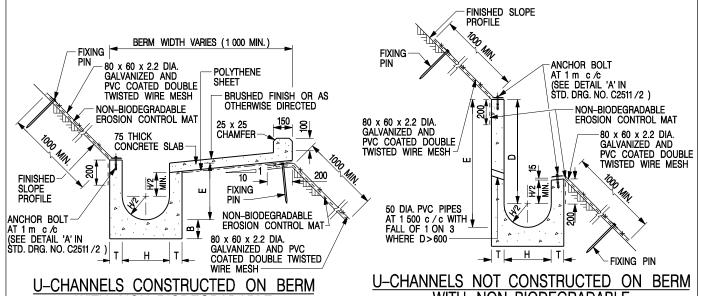
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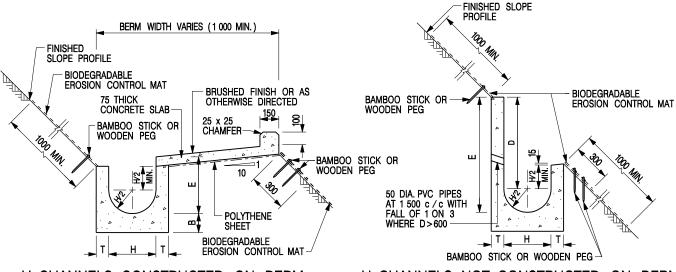
22

DRAWING NO. SCALE 1:25 C2409J DATE JAN 1991

We Engineer Hong Kong's Development



U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT <u>J-CHANNELS NOT CONSTRUCTED ON BERM</u>
<u>WITH NON-BIODEGRADABLE</u>
EROSION CONTROL MAT



U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT

U-CHANNELS NOT CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT

NOTES:

- 1. ALL DIMENSIONS ARE IN MILLIMETRES.
- 2. ALL CONCRETE TO BE GRADE 20 /20.
- 3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- 4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- 5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- 6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- 8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- 10. THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	Т	В	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100
375 - 600	100	150	WHEN E>650
675 - 900	125	175	A252 MESH PLACED CENTRALLY

	375 - 600	100	150	WHEN E>6	350		•	ĺ
	675 - 900	125	175	A252 MESH CENTRALLY	PLAC	CED		
_								
	DETAILS	OF	· H/	\LF-R(DUC	ND	Α	'ND
	U-CHAN	INE	LS	(TYPE	В	_	WI	TH

REF.	REVISION	SIGNATURE	DATE
Α	MINOR AMENDMENT.	Original Signed	10.92
В	MINOR AMENDMENT.	Original Signed	3.94
С	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
D	MINOR AMENDMENT.	Original Signed	08.2001
E	GENERAL REVISION.	Original Signed	12.2002
F	MINOR AMENDMENT.	Original Signed	01.2004
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
н	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
- 1	MINOR AMENDMENT.	Original Signed	07.2018



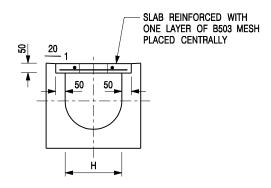
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

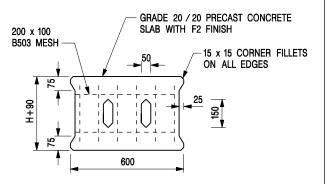
SCALE DIAGRAMMATIC
DATE JAN 1991

DRAWING NO. C24101

EROSION CONTROL MAT APRON) 卓越工程 建設香港

We Engineer Hong Kong's Development



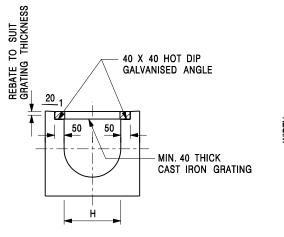


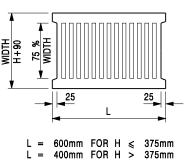
TYPICAL SECTION

PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)





TYPICAL SECTION

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

- 1. ALL DIMENSIONS ARE IN MILLIMETRES.
- 2. H=NOMINAL CHANNEL SIZE.
- 3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
- 4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E D	NOTES 3 & 4 AMENDED. NOTE 4 ADDED.	Original Signed Original Signed	
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	
В	NAME OF DEPARTMENT AMENDED.	Original Signed	
Α	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON GRATING FOR CHANNELS



CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

 SCALE 1:20
 DRAWING NO.

 DATE JAN 1991
 C2412E

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Similar s.16 Application within the Same "AGR" Zone in the Vicinity of the Site in the Past Five Years

Approved Application

Application No.	Use/Development	Date of Consideration
A/YL-SK/349	Proposed Temporary Public Vehicle Park with Electric Vehicle Charging Facility for a Period of Three Years and Filling of Land	

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer (Yuen Long), Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots No. 1054 S.B and 1056 S.B both in D.D. 106 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- advisory comments are at **Appendix IV**.

2. Traffic

Comments of the Chief Highway Engineer/New Territories West, Highways Department:

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

3. <u>Drainage</u>

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

- no in-principle objection to the application from drainage point of view;
- the drainage proposal submitted by the applicant is considered acceptable; and
- should the application be approved, approval conditions should be stipulated requiring the implementation and maintenance of the accepted drainage proposal to the satisfaction of his division or the Town Planning Board.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the proposed use would not generate traffic of heavy vehicle and involve dusty operation. According to desktop review, there are residential structures in the vicinity of the Site;
- there was no substantiated environmental complaint received against the Site in the past three years; and
- advisory comments are at Appendix IV.

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; and
- advisory comments are at **Appendix IV**.

6. <u>Landscape Aspect</u>

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in a rural inland plains and miscellaneous rural fringe landscape characters comprising village houses, temporary structures and scattered tree groups. The proposed use is not entirely incompatible with surrounding landscape setting;
- the Site is mainly vacant. According to the applicant's submission, one existing tree is identified within the Site and the tree will be preserved. No felling of tree is proposed. Significant adverse impact on existing landscape resources is not anticipated; and
- advisory comments are at **Appendix IV**.

7. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix IV**.

8. <u>District Officer's Comments</u>

Comments of the District Officer (Yuen Long), Home Affairs Department:

• his office has not received any local's comment on the application and he has no particular comment on the application.

9. Other Departments

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

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Director of Electrical and Mechanical Services.

Recommended Advisory Clauses

- (a) 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;
- (b) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lots of 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 they 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;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) 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. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the Site is adjoining to a local access road which is not maintained by HyD. HyD shall not be responsible for the maintenance of proposed access connecting the Site (i.e. Kam Sheung Road and local tracks); and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the

- requirements of ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' including completion of percolation test and certification by Authorized Person;
- (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
- (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Director of Fire Services that:
 - (i) the applicant shall submit relevant layout plans incorporated with the proposed fire services installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plan; and
 - (ii) if the proposed structures are 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 comment of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval for any tree works from the relevant department prior to the commencement of the works;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - (i) it is noted that two structures and associated filling of land are proposed in the application. Before any new building works (including containers/open shed 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;
 - (ii) 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;
 - (iii) 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;
 - (iv) if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;

- (v) 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;
- (vi) 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
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

□Urgent	□Return receipt	□Expand 0	Group □Restricted	□Prevent Copy	□Confidential
From: Sent: To: Subject: Attachme	ent:		KTN 1150.pdf; 25 414.pdf; 250815	tpbpd@pland.go s on NINE planr 1148.pdf; 25081 50815 s16 KTN 1 s16 <mark>SK 430.</mark> pdf; 2	
			250815 s16 PK 30	Jh & 3U/ ndt	

Dear Sir/ Madam,

Attached please see our comments regarding NINE applications. There are EIGHT 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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嘉道理農場暨植物園公司 Kadoorie Farm & Botanic Garden Corporation

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

15th August, 2025.

By email only

Dear Sir/ Madam.

Proposed Temporary Public Vehicle Park (excluding container vehicle) and Associated Filling of Land for a Period of 3 Years (A/YL-SK/430)

- 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 Shui Lau Tin¹. According to the relevant government document¹, 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 document¹ also states:
 - To implement the proposal on APAs, the Government plans to promulgate a "Policy Statement" to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural

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



嘉道理農場暨植物園公司 Kadoorie Farm & Botanic Garden Corporation

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., Shui Lau Tin). If it is not within APA, we also urge the Board to investigate with relevant authorities as to how close the Shui Lau Tin APA would be 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 APA¹ 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.
- 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

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Sent:	2025-08-19 星期二 02:12:47					
To:	tpbpd/PLAND <tpbpd@pland.gov.hk></tpbpd@pland.gov.hk>					
Subject:		A/YL	-SK/430 DD	106 Shek Kong		

A/YL-SK/430

Lots 1054 S.B and 1056 S.B (Part) in D.D. 106 and Adjoining Government Land, Shek Kong

Site area: About 3,549sq.m Includes Government Land of about 244sq.m

Zoning: "Agriculture"

Applied use: 60 Public Vehicle Park / Filling of Land 3,392m2

Dear TPB Members.

Strong Objections, the lots have been used for active agricultural activities. In addition, the intention of the applicant is questionable as even allowing for circulation space, it works out at 50sq.mts per vehicle.

While the applicant mentions another operation that provides EV charging, there is no such provision it this application.

The indication is that the true intention is some form of brownfield activity.

The application should be rejected.

Mary Mulvihill

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tpbpd/PLAND

寄件者:	
寄件日期:	

2025年11月06日星期四 12:57

收件者:

tpbpd/PLAND

主旨:

KFBG's submissions on three planning applications

附件:

251106 s16 TT 744.pdf; 251106 s16 SK 430.pdf; 251106 s16 TKLN 110.pdf

類別:

Internet Email

Dear Sir/ Madam,

Attached please see our submissions 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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嘉道理農場暨植物園公司 Kadoorie Farm & Botanic Garden Corporation

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

6th November, 2025.

By email only

Dear Sir/ Madam,

Proposed Temporary Public Vehicle Park (excluding container vehicle) and Associated Filling of Land for a Period of 3 Years (A/YL-SK/430)

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- 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 Shui Lau Tin¹. According to the relevant government document¹, 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.
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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., Shui Lau Tin). If it is not within APA, we also urge the Board to investigate with relevant authorities as to how close the Shui Lau Tin APA would be 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 APA¹ 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.
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Ecological Advisory Programme Kadoorie Farm and Botanic Garden