

**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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
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;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

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

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

1. Name of Applicant 申請人姓名/名稱	
Full Sharp Development Limited (滿銳發展有限公司)	(Company 公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）	
Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)	(Company 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）	Lot No. 291 S.B in D.D. 112 and adjoining Government Land, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 261 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 142.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	11 sq.m 平方米 <input checked="" type="checkbox"/> About 約

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

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification**就土地擁有人的同意/通知土地擁有人的陳述**

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

- (b) The applicant 申請人 –

☐ has obtained consent(s) of “current land owner(s)”[#].

已取得 名「現行土地擁有人」[#]的同意。

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

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

☐ has notified “current land owner(s)”[#]

已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）
-

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) <i>For Type (i) application</i> 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	<p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
(f) Additional Information (if applicable) 附加資料（如適用）			

(ii) <i>For Type (ii) application</i> 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 <div style="display: flex; justify-content: space-between;"> <div>Area of filling 填塘面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of filling 填塘深度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <input type="checkbox"/> Filling of land 填土 <div style="display: flex; justify-content: space-between;"> <div>Area of filling 填土面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of filling 填土厚度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <input type="checkbox"/> Excavation of land 挖土 <div style="display: flex; justify-content: space-between;"> <div>Area of excavation 挖土面積</div> <div>sq.m 平方米</div> <div><input type="checkbox"/>About 約</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Depth of excavation 挖土深度</div> <div>m 米</div> <div><input type="checkbox"/>About 約</div> </div> <p>(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) (請用圖則顯示有關土地／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)</p>
(b) Intended use/development 有意進行的用途／發展	

(iii) <i>For Type (iii) application</i> 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物／構築物(倘有)的長度、高度和闊度 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Name/type of installation 裝置名稱／種類</th> <th style="width: 15%;">Number of provision 數量</th> <th style="width: 52%;">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由 sq. m 平方米 to 至 sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由 % to 至 %
上蓋面積限制
- ☐ Building height restriction From 由 m 米 to 至 m 米
建築物高度限制
- From 由 mPD 米 (主水平基準上) to 至 mPD 米 (主水平基準上)
- From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由 m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

- (b) Additional Information (if applicable)
附加資料 (如適用)

(v) *For Type (v) application* 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

Temporary Shop and Services (Real Estate Agency) with Ancillary Office for a period of 5 years
(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	142.3..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.55.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	38.9..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	1-2..... storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	Structure 1: 3.5 Structure 2: 2.8 Structure 3: 5.6 m 米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	
average unit size 單位平均面積 sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	

☒ Non-domestic part 非住用部分

GFA 總樓面面積

- ☐ eating place 食肆 sq. m 平方米 ☐ About 約
- ☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
請註明房間數目)

- ☐ office 辦公室 sq. m 平方米 ☐ About 約
- ☐ shop and services
商店及服務行業 sq. m 平方米 ☐ About 約

- ☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／
總樓面面積)

.....

- ☒ other(s) 其他 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

Real Estate Agency Shop: about 46.2 sq.m

Toilet: about 6.8 sq.m

Storeroom: about 48.4 sq.m

Office: about 40.9 sq.m

- ☐ Open space (please specify land area(s) 請註明地面面積)
休憩用地

- ☐ private open space sq. m 平方米 ☐ Not less than 不
私人休憩用地 少於

- ☐ public open space sq. m 平方米 ☐ Not less than 不
公眾休憩用地 少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	<u>Structure 1: Real Estate Agency Shop</u> <u>Structure 2: Toilet</u> <u>Structure 3: G/F Storeroom, U/F Office</u>

<p>(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途 Parking space and manoeuvring space</p>		
<p>(e) Additional Information (if applicable) 附加資料（如適用）</p>		

<p>7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間</p>
<p>Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份（分期（倘有））（例：2023 年 6 月） (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施（倘有）提供個別擬議完成的年份及月份)</p> <p>Existing use</p>

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排		
Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Kam Sheung Road</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces <u>1</u> 私家車車位 Motorcycle Parking Spaces _____ 電單車車位 Light Goods Vehicle Parking Spaces _____ 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces _____ 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces _____ 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____
	No 否	<input type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____
	No 否	<input checked="" type="checkbox"/>

<p>Additional Information (if applicable)</p> <p>附加資料（如適用）</p>	
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9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building?</p> <p>擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>
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<p>Does the development proposal involve the operation on the right?</p> <p>擬議發展是否涉及右列的工程?</p> <p>(Note: where Type (ii) application is the subject of application, please skip this section.</p> <p>註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線, 以及河道改道、填塘、填土及／或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 <div>Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/>About 約</div> <div>Depth of filling 填塘深度 m 米 <input type="checkbox"/>About 約</div> <input type="checkbox"/> Filling of land 填土 <div>Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/>About 約</div> <div>Depth of filling 填土厚度 m 米 <input type="checkbox"/>About 約</div> <input type="checkbox"/> Excavation of land 挖土 <div>Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/>About 約</div> <div>Depth of excavation 挖土深度 m 米 <input type="checkbox"/>About 約</div>
	No 否	<input checked="" type="checkbox"/>

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		
	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	
Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)			

10. 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。

Refer to Planning Statement at Appendix I

11. 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

Signed with recognised
e-signature
Signer: Tang Hui Ling

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

Assistant Town Planner

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) 專業資格
☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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：
 - 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
 - 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。
- 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。
- 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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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

		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括) <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	38.9 %		<input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數		1 _____
	Private Car Parking Spaces 私家車車位		1 _____
	Motorcycle Parking Spaces 電單車車位		_____
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		_____
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		_____
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		_____
	Others (Please Specify) 其他 (請列明)		_____
	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	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Location Plan, Lot Index Plan, Drainage Proposal, Swept Path Analysis, FSI Proposal</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Compliance letters under previous application</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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。

Executive Summary

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

行政摘要

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

Planning Statement

Introduction

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

Application Site (Plans 1 and 2)

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

Planning Context

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

Development Parameters

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

No.	Uses		Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Real Estate Agency Shop		46.2	46.2	3.5	1
2	Toilet		6.8	6.8	2.8	1
3	G/F	Storeroom	48.4	48.4	5.6	2
	U/F	Office	40.9			
Total			<u>142.3</u>	<u>101.4</u>		
			Plot Ratio	Site Coverage		
			0.55	38.9%		

9. The Development serves to meet the demand of local residents for real estate agency services
10. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and Public Holidays).
11. The Site is accessible by vehicles from Kam Sheung Road. 1 no. of parking space for private car is provided at the Site for daily operation of the Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 5**). No parking, reversing or turning of vehicles on public road is expected.

Previous Application

12. The Site is the subject of a previous application no. A/YL-SK/287 for ‘Temporary Shop and Services (Real Estate Agency) with Ancillary Office for a Period of 3 Years’ submitted by the same applicant and is approved by the Rural and New Town Planning Committee (“the Committee”) on 23.10.2020 mainly on considerations that the development would not frustrate the long-term planning intention of the “R(D)” zone; not incompatible with the surrounding land uses; and no adverse comments from relevant departments.
13. All of the approval conditions under the previous approval were satisfactorily complied with by the Applicant (**Annexes Ia to Ic**). The application was lapsed on 24.10.2023. The Applicant would like to submit a fresh s.16 application to continue the use. Compared with the previous approval, there are minor amendments to the layout of the current application.
14. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous application.

Similar Applications

15. There are 6 similar applications for shop and services use approved by the Committee within the “R(D)” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-SK/296	Proposed Temporary Eating Place and Shop and Services for a Period of 3 Years	12.3.2021

Application No.	Applied Use	Date of Approval
A/YL-SK/303	Proposed Temporary Shop and Services for a Period of 3 Years	14.5.2021
A/YL-SK/353	Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	13.10.2023
A/YL-SK/396	Temporary Shop and Services (Retail Shop for Hardware Groceries) for a Period of 3 Years	24.1.2025
A/YL-SK/397	Temporary Shop and Services (Vehicle Spare Parts Shop) for a Period of 3 Years	24.1.2025
A/YL-SK/415	Proposed Temporary Shop and Services for a Period of 3 Years	18.7.2025

16. The similar applications were approved by the Committee between 2021 and 2025 on considerations that temporary approval would not frustrate the long-term planning intention of the “R(D)” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
17. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

18. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with shop and services and residential structures.
19. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas are not anticipated.

Traffic

20. The trip attraction and generation rates are expected as follows:

	Daily Trip Attractions	Daily Trip Generations
09:00 – 10:00	1	0
10:00 – 11:00	0	0
11:00 – 12:00	0	0
12:00 – 13:00	0	1
13:00 – 14:00	1	0
14:00 – 15:00	0	0

15:00 – 16:00	0	0
16:00 – 17:00	0	0
17:00 – 18:00	0	1
Total Trips	<u>2</u>	<u>2</u>

21. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
22. The Site is accessible by vehicles from Kam Sheung Road. 1 no. of parking space for private car is provided at the Site for daily operation of the Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 5**). No parking, reversing or turning of vehicles on public road is expected.
23. Customers are expected to come to the Site by public transportations such as buses and mini-buses or on foot from nearby locations.

Environment

24. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
25. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

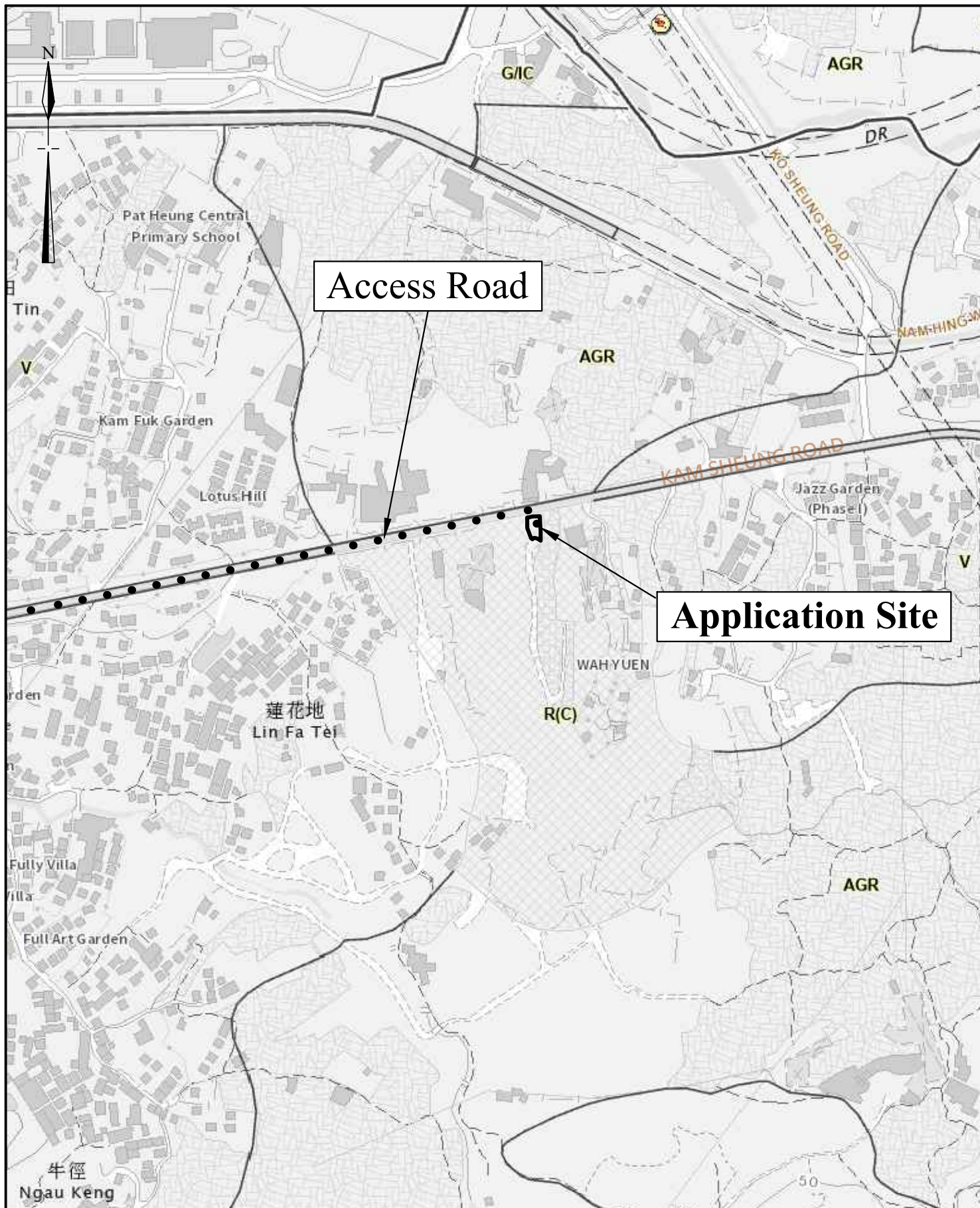
Drainage

26. The drainage facilities were implemented and accepted by the Drainage Services Department on 21.9.2021 under the previously approved application no. A/YL-SK/287. Please refer to the Approved Drainage Proposal (**Plan 4**) and relevant compliance letter (**Annex Ia**) for details.

Fire Safety

27. The submission and implementation of Fire Service Installations (FSI) Proposal was accepted by the Fire Services Department on 28.4.2021 and 16.7.2021 respectively under the previously approved application no. A/YL-SK/287 (**Annexes Ib & Ic**). The layout of the current application has been slightly changed compared with the previous approval. The Applicant has submitted an updated FSI Proposal (**Plan 6**) under the current application.

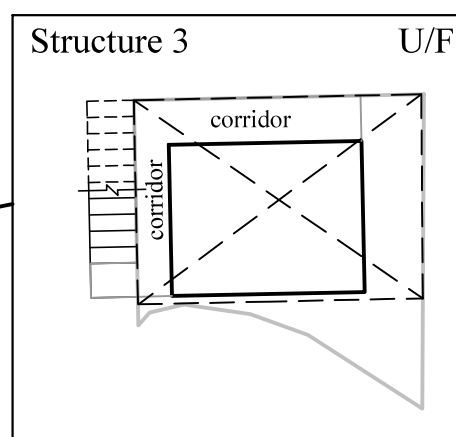
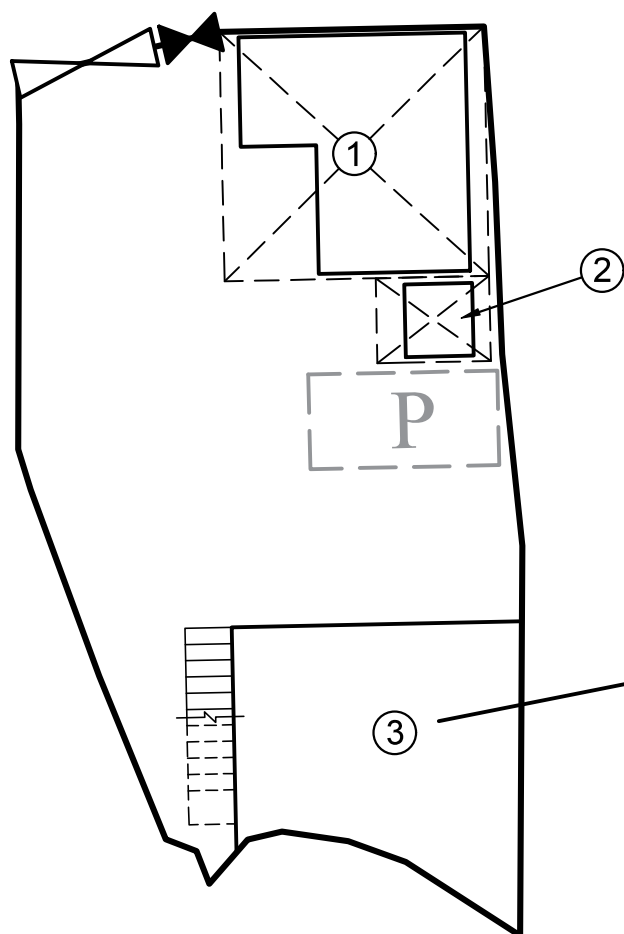
- End -



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

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





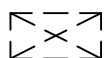
Legend



Vehicular Access



Pedestrian Access



Open Shed



Parking space for private car
(5m (L) x 2.5m (W))

Site Area (about): 261m²

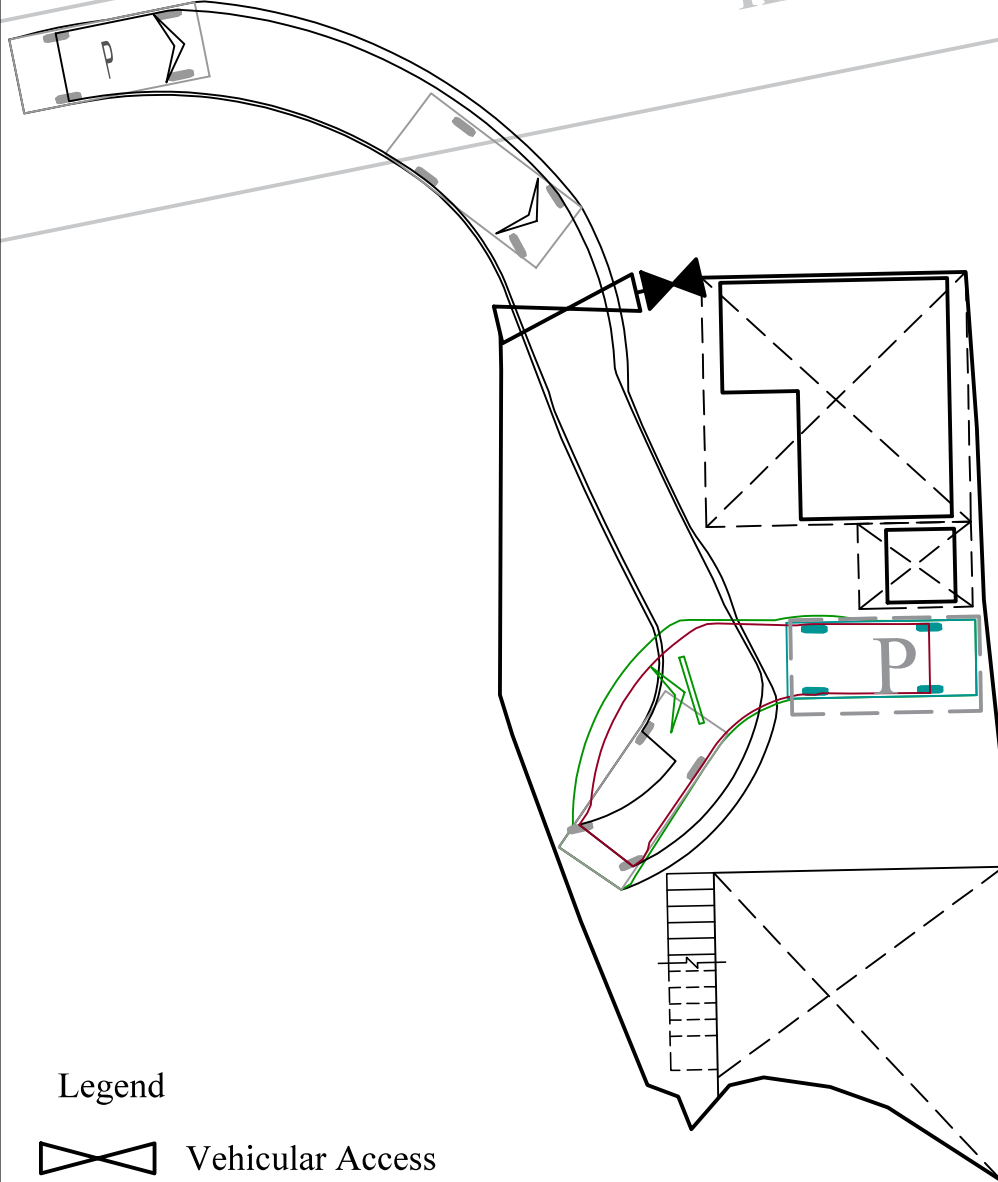
No.	Structure / Use	Covered Area	Floor Area	Height	No. of Storeys
1	Real Estate Agency Shop	46.2m ²	46.2m ²	3.5m	1
2	Toilet	6.8m ²	6.8m ²	2.8m	1
3	G/F: Storeroom	48.4m ²	48.4m ²	5.6m	2
	U/F: Office		40.9m ²		
Total (about):		101.4m ²	142.3m ²		

1 : 200	Layout Plan	Goldrich Planners & Surveyors Ltd.
September 2025		Plan 3 (P 20056)

Lot 291 S.B and Adjoining Government Land in D.D. 112



KAM SHEUNG ROAD



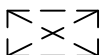
Legend



Vehicular Access



Pedestrian Access



Open Shed



Parking space for private car
(5m (L) x 2.5m (W))

Site Area (about): 261m²

1 : 200

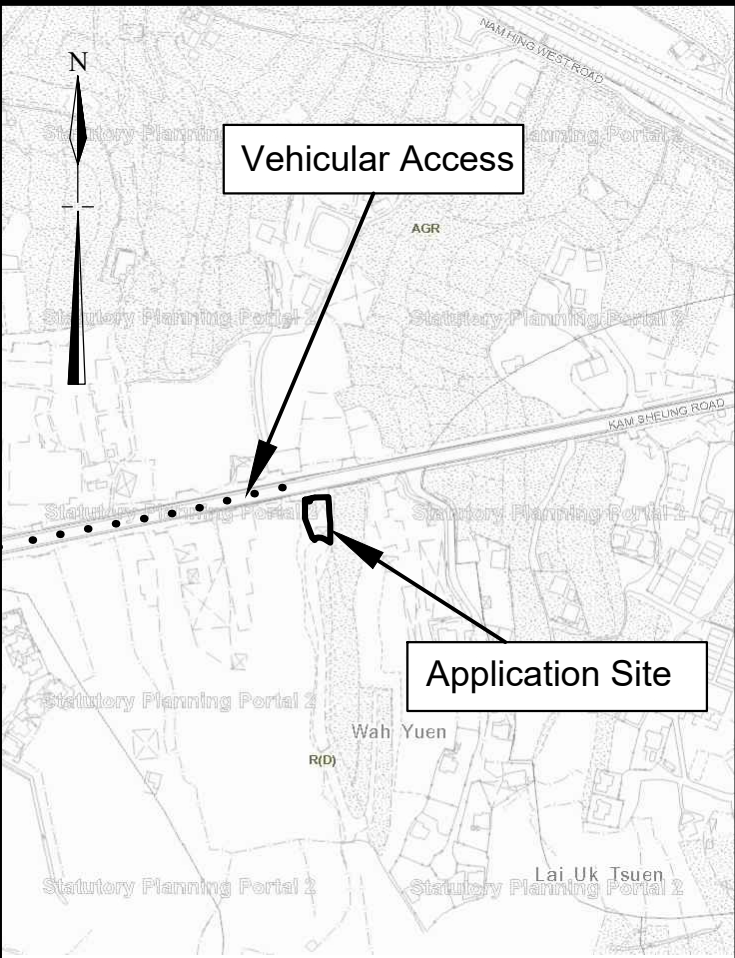
Swept Path Analysis

Goldrich Planners &
Surveyors Ltd.

September 2025

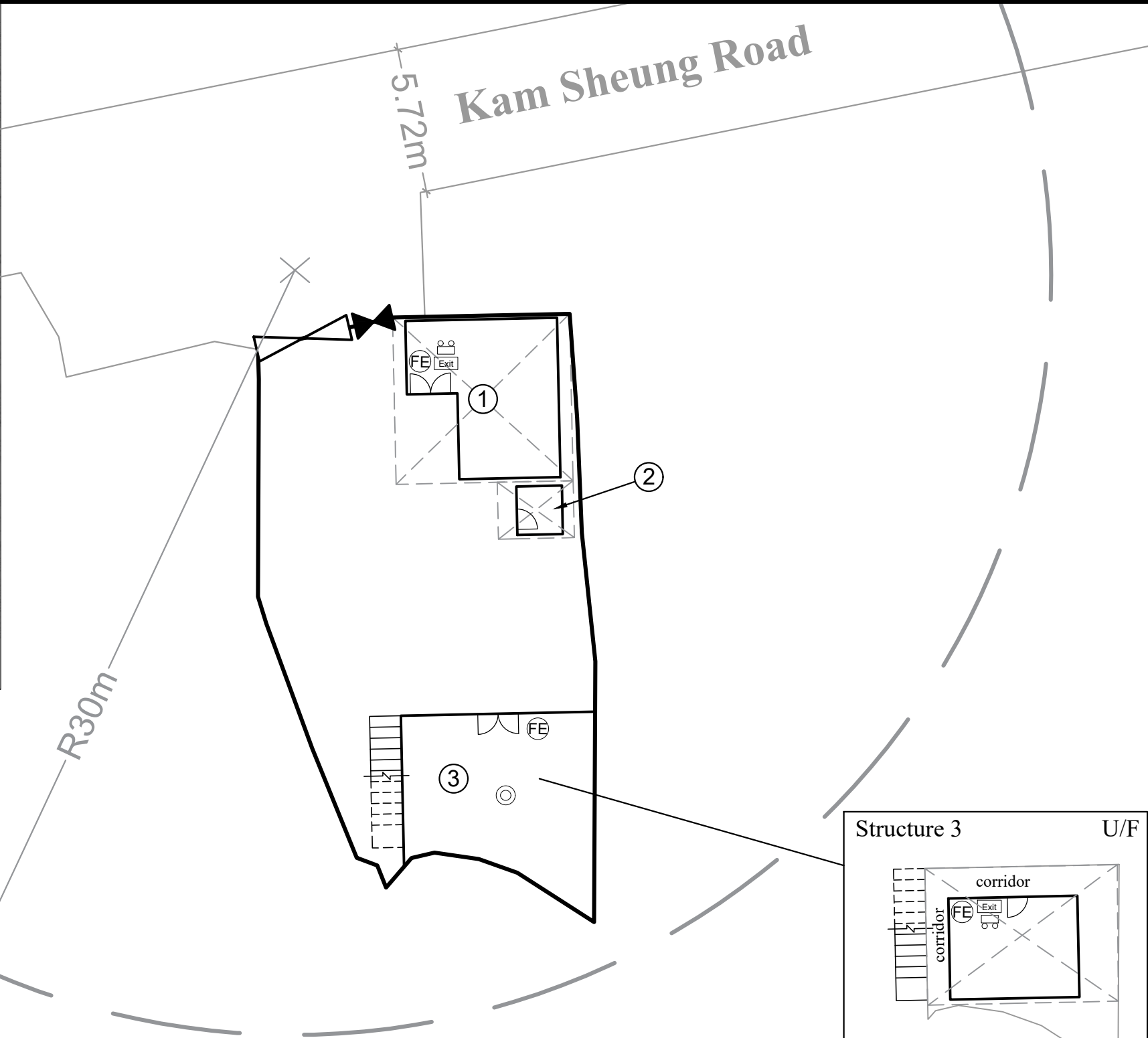
Lot 291 S.B and Adjoining Government Land in D.D. 112

Plan 5
(P 20056)

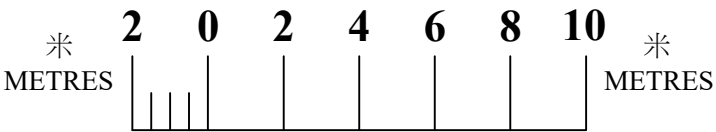


Location Plan

N. T. S



No.	Structure / Use	Covered Area	Floor Area	Height	No. of Storeys
1	Real Estate Agency Shop	46.2m²	46.2m²	3.5m	1
2	Toilet	6.8m²	6.8m²	2.8m	1
3	G/F: Storeroom	48.4m²	48.4m²	5.6m	2
	U/F: Office		40.9m²		
Total (about):		101.4m²	142.3m²		



Site Area (about): 261m²

FS NOTES:

- (i) Sufficient emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021
- (ii) Sufficient directional and exit signs shall be provided in accordance with BS 5266-1:2016 and the FSD Circular Letter No. 5/2008.
- (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.
- (iv) The Stand-alone Fire Detector shall be provided in accordance with the "Stand-alone Detector General Guildlines on Purchase, installation & Maintenance [Sep 2021]"

REMARK:

Legend :

- Vehicular Access
- Pedestrian Access
- 5.0 公斤二氧化碳 氣體滅火筒 Existing 5.0kg CO2 Gas type Fire Extinguisher x 3
- 出路燈 Existing Exit sign x 2
- 緊急照明燈 Existing Emergency Light x 2
- 火警偵測器 Proposed Stand-alone Fire Detector x 1

1 : 200

September 2025

Fire Service Installation Proposal

Lot 291 S.B and Adjoining Government Land in D.D. 112

Goldrich Planners & Surveyors Ltd.

Plan 6
(P 20056)

規劃署

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



Planning Department

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

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-SK/287
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax

Goldrich Planners & Surveyors Ltd.

(Attn: Francis LAU)

21 September 2021

Dear Sir/ Madam,

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

**Temporary Shop and Services (Real Estate Agency) with Ancillary Office
for a Period of 3 Years in "Residential (Group D)" Zone, Lot 291 S.B in D.D. 112
and Adjoining Government Land, Kam Sheung Road, Yuen Long**

(Application No. A/YL-SK/287)

I refer to your submission dated 2.9.2021 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. Bill CHAN (Tel: [REDACTED]) of the Drainage Services Department directly.

Yours faithfully,

Anthony LUK

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

- 2 -

C.C.
CE/MN, DSD

(Attn.: Mr. Bill CHAN)

Internal
CTP/TPB

Appendix

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

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

AL/LC/61

規 劃 署

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



Planning Department

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

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-SK/287
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax

Goldrich Planners & Surveyors Ltd.

(Attn.: Mr. Francis LAU)

28 April 2021

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (d) -
the Submission of a Fire Service Installations Proposal**

**Temporary Shop and Services (Real Estate Agency) with Ancillary Office
for a Period of 3 Years in "Residential (Group D)" Zone, Lot 291 S.B in D.D. 112
and Adjoining Government Land, Kam Sheung Road, Yuen Long
(Application No. A/YL-SK/287)**

I refer to your submission dated 8.4.2021 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (Tel: [REDACTED]) of the Fire Services Department directly.

Yours faithfully,

Anthony LUK

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

C.C.
D of FS

(Attn.: Mr. WONG Ho-yin)

Internal
CTP/TPB

Appendix

Comments from Director of Fire Services:

The installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

JW/bl

規 劃 署

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



Annex Ic

Planning Department

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

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-SK/287
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax [REDACTED]

Goldrich Planners & Surveyors Ltd.
[REDACTED]

(Attn: Francis LAU)

16 July 2021

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (e) - the Provision of Fire Services Installations

**Temporary Shop and Services (Real Estate Agency) with Ancillary Office
for a Period of 3 Years in "Residential (Group D)" Zone, Lot 291 S.B in D.D. 112
and Adjoining Government Land, Kam Sheung Road, Yuen Long**

(Application No. A/YL-SK/287)

I refer to your submission dated 21.6.2021 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (Tel: [REDACTED]) of the Fire Services Department directly.

Yours faithfully,

Anthony LUK

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

c.c.
D of FS

(Attn.: Mr. WONG Ho-yin)

Internal
CTP/TPB

AL/LC/BL/cw

Your Ref.: A/YL-SK/436

Our Ref.: P20056/TL25352

17 October 2025

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

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Supplementary Information

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

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

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

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

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



Francis LAU

Encl.

c.c.

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

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-SK/436

Our Ref.: P20056/TL25401

25 November 2025

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

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

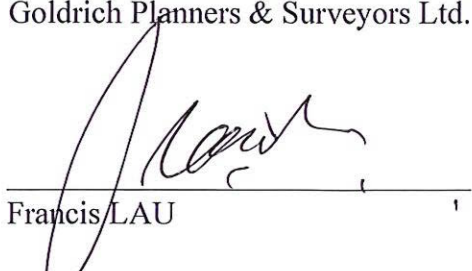
**Temporary Shop and Services (Real Estate Agency) with Ancillary Office
for a Period of 5 Years, Lot No. 291 S.B in D.D. 112 and adjoining
Government Land, Yuen Long, New Territories
(Application No. A/YL-SK/436)**

We write to submit FI in response to departmental comment(s) for the captioned application.

In view of the amendments made in the FI, we enclose the following revised pages for your consideration:

1. Page 2 of Planning Statement (Appendix I); and
2. Layout Plan (Plan 3a).

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


Francis LAU

Encl.

c.c.

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

Further Information for Planning Application No. A/YL-SK/436**Response-to-Comments****Comments from Lands Department**

Contact person: Ms. CHENG Sze Lai (Tel.: 2443 1072)

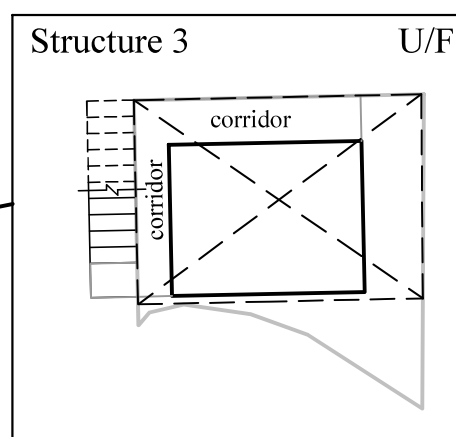
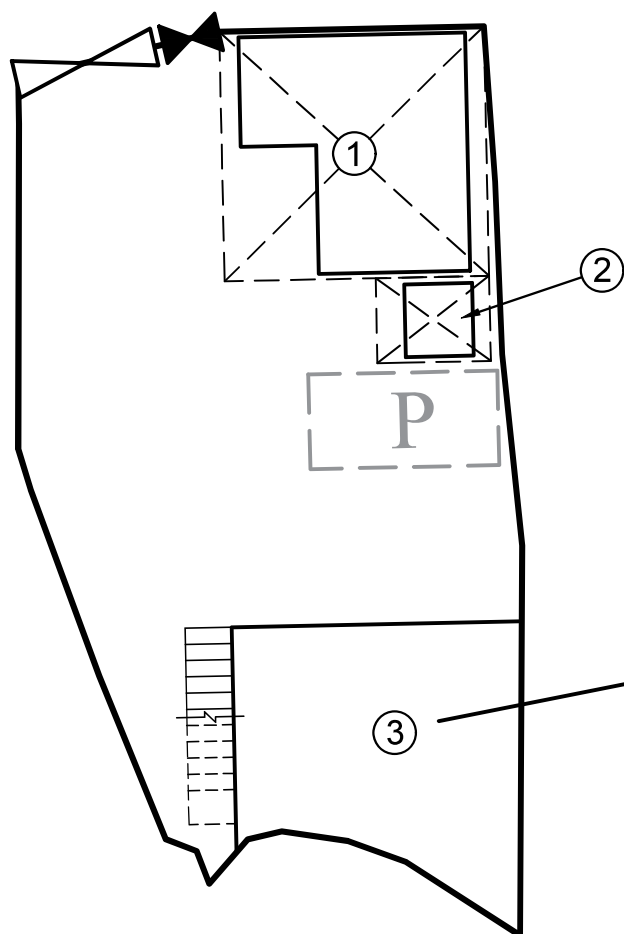
I.	Comments	Responses
1.	<p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) and uses on the private lot which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p>	<p>The applicant will apply to the Lands Department for a Short Term Waiver to regularize the structures on the lot.</p>
2.	<p><u>Unlawful occupation of Government land adjoining the said private lot(s) with unauthorized structure(s) covered by the planning application</u></p> <p>The GL within the application site (about 11m² as mentioned in the application form) has been fenced off / unlawfully occupied with unauthorized structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice.</p> <p>If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot and the occupation of the Government land. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	<p>The applicant will apply to the Lands Department for a Short Term Tenancy to regularize the occupation of the Government land.</p>

Comments from Planning Department

Contact person: Mr. Jason WONG (Tel.: 3168 4038)

II.	Comments	Responses
1.	<p>Regarding the layout scheme of the captioned application, grateful would you please clarify on the uses on G/F and U/F in Structure No. 3. Please also elaborate on how the uses on G/F and U/F of Structure No. 3 are directly related and deemed ancillary to the applied shop and services use under the current application.</p>	<p>We would like to clarify that the G/F of Structure No. 3 is mainly used for staff resting area and storage area, including storage of cleaning supplies, stationery, spare office chairs, storage cabinets for documents, other office supplies etc. The U/F of Structure No. 3 is mainly used for office and meeting space for conducting meetings with potential buyers or building contractors and providing space for internal team meetings. The uses are ancillary to the applied shop and services use under the current application. Please refer to the revised layout plan (Plan 3a) for details.</p>

- END -



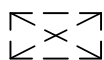
Legend



Vehicular Access



Pedestrian Access



Open Shed



Parking space for private car
(5m (L) x 2.5m (W))

Site Area (about): 261m²

No.	Structure / Use	Covered Area	Floor Area	Height	No. of Storeys
1	Real Estate Agency Shop	46.2m ²	46.2m ²	3.5m	1
2	Toilet	6.8m ²	6.8m ²	2.8m	1
3	G/F: Staff restroom & Storage	48.4m ²	48.4m ²	5.6m	2
	U/F: Office		40.9m ²		
Total (about):		101.4m ²	142.3m ²		

1 : 200	Layout Plan	Goldrich Planners & Surveyors Ltd.
November 2025		Plan 3a (P 20056)

Lot 291 S.B and Adjoining Government Land in D.D. 112

No.	Uses		Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Real Estate Agency Shop		46.2	46.2	3.5	1
2	Toilet		6.8	6.8	2.8	1
3	G/F	Staff rest room & storage	48.4	48.4	5.6	2
	U/F	Office	40.9			
Total			<u>142.3</u>	<u>101.4</u>		
			Plot Ratio	Site Coverage		
			0.55	38.9%		

9. The Development serves to meet the demand of local residents for real estate agency services
10. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and Public Holidays).
11. The Site is accessible by vehicles from Kam Sheung Road. 1 no. of parking space for private car is provided at the Site for daily operation of the Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 5**). No parking, reversing or turning of vehicles on public road is expected.

Previous Application

12. The Site is the subject of a previous application no. A/YL-SK/287 for ‘Temporary Shop and Services (Real Estate Agency) with Ancillary Office for a Period of 3 Years’ submitted by the same applicant and is approved by the Rural and New Town Planning Committee (“the Committee”) on 23.10.2020 mainly on considerations that the development would not frustrate the long-term planning intention of the “R(D)” zone; not incompatible with the surrounding land uses; and no adverse comments from relevant departments.
13. All of the approval conditions under the previous approval were satisfactorily complied with by the Applicant (**Annexes Ia to Ic**). The application was lapsed on 24.10.2023. The Applicant would like to submit a fresh s.16 application to continue the use. Compared with the previous approval, there are minor amendments to the layout of the current application.
14. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous application.

Similar Applications

15. There are 6 similar applications for shop and services use approved by the Committee within the “R(D)” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-SK/296	Proposed Temporary Eating Place and Shop and Services for a Period of 3 Years	12.3.2021

Previous s.16 Application at the Application Site

Approved Application

Application No.	Use/Development	Date of Consideration (Rural and New Town Planning Committee (RNTPC))
A/YL-SK/287	Temporary Shop and Services (Real Estate Agency) with Ancillary Office for a Period of 3 Years	23.10.2020

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no comment from traffic engineering perspective; and
- advisory comments are in **Appendix IV**.

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

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

2. Drainage

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

- in view of that the applicant would maintain the same drainage facilities as those maintained under previous s.16 application No. A/YL-SK/287, he has no objection in principle to the application from the public drainage point of view; and
- should the application be accepted from the planning point of view, approval conditions should be stipulated requiring the applicant to maintain the existing drainage proposal under s.16 application No. A/YL-SK/287 and to submit records of the existing drainage facilities on the application site (the Site) to the satisfaction of the Director of Drainage Services or of the Board.

3. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to the fire services installations (FSIs) being provided to his satisfaction.

4. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are in **Appendix IV**.

5. **Landscape**

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

- the Site falls within an area zoned “Residential (Group C)”, which is non-landscape sensitive zoning, and no significant landscape impact arising from the proposed development is anticipated.

6. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site; and
- advisory comments are in **Appendix IV**.

7. **District Officer’s Comments**

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

- no comment on the application; and
- his office has not received any comments from the locals upon close of consultation.

8. **Other Departments**

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

- Director of Agricultural, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department (CEDD);
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Heritage Executive (Antiquities & Monuments), Antiquities and Monuments Office; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that
 - there is/are unauthorized structures and uses on the private lot of the Site which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularise the lease breaches as demanded by LandsD;
 - the Government land (GL) covered by the application has been fenced-off/unlawfully occupied with unauthorized structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot and the occupation of GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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;
- (c) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - sufficient manoeuvring space shall be provided within the Site; and
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:

- HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road, including the local track, if any; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection that:
- the applicant shall follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
 - the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’;
 - the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed uses; and
 - the applicant shall meet the statutory requirements under relevant environmental legislation;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- the detailed comments on the submitted fire service installations (FSIs) proposals previously provided to the applicant shall be taken into account in the revised FSIs proposal;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- 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;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.