

2026年 01月 8日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on - 8 JAN 2026
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2502899

16/12

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/HSE/1594
	Date Received 收到日期	-8 JAN 2026

- 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Sum Kwan Villa Limited 森群軒有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Not Applicable 不適用

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 1028 S.A ss.1 (Part) & 1030 S.D in D.D. 125, Sik Kong Tsuen, Yuen Long, N.T.
(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 98 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 Not exceeding 60 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Not Applicable 不適用 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" ("V") 鄉村式發展
(f) Current use(s) 現時用途	Temporary Shop and Services (Real Estate Agency) 臨時商店及服務行業(地產代理)用途 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)

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

The applicant 申請人 –

- is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分, 並夾附業權證明文件)。
- is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at9/12/2025..... (DD/MM/YYYY), this application involves a total of1..... "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄, 這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- has obtained consent(s) of1..... "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)
1	Lots 1028 S.A ss.1 (Part) & 1030 S.D in D.D. 125	9/12/2025

(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)
	Not Applicable 不適用	

(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法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期 year(s) 年 month(s) 個月(c) Development Schedule 發展細節表Proposed uncovered land area 擬議露天土地面積sq.m About 約Proposed covered land area 擬議有上蓋土地面積sq.m About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

Proposed domestic floor area 擬議住用樓面面積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 擬議總樓面面積sq.m About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

.....

.....

.....

.....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

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)

Proposed number of loading/unloading spaces 上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)

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

	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas	
位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u> </u> HSK / <u> </u> 431
(b) Date of approval 獲批給許可的日期	<u> </u> 17/3/2023 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u> </u> 21/3/2026 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u> </u> 3 <input type="checkbox"/> month(s) 個月

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



CYRUS TANG

Name in Block Letters
姓名（請以正楷填寫）



Applicant 申請人 / Authorised Agent 獲授權代理人

Manager

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

Sum Kwan Villa Limited 森群軒有限公司

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

Date 日期

15/12/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1028 S.A ss.1 (Part) & 1030 S.D in D.D. 125, Sik Kong Tsuen, Yuen Long, N.T.
Site area 地盤面積	98 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號S/HSK/2
Zoning 地帶	'Village Type Development' ("V") 鄉村式發展
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services (Real Estate Agency) for a Period of Three Years 臨時商店及服務行業(地產代理)用途(為期三年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米	Plot Ratio 地積比率
	Non-domestic 非住用	60	0.61
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
			<input type="checkbox"/> (Not more than 不多於) m 米
	Non-domestic 非住用	3.5	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積		61 %	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		
		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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<small>(i) Site Plan, (ii) Extract from OZP No. S/HSK/2, (iii) As-planted Landscape & Tree Preservation Plan,</small>		
<small>(iv) As-built Drainage Plan and (v) Existing Fire Service Installations Plan</small>		
<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"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

S.16 Planning Application

The Renewal of Planning Approval for Temporary Shop and
Services (Real Estate Agency) for a Period of 3 Years
at Lots 1028 S.A ss.1 (Part) and 1030 S.D
in D.D. 125, Sik Kong Tsuen, Yuen Long, N.T.

Prepared by: Sum Kwan Villa Limited

December 2025

Executive Summary
Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency)
for a Period of 3 Years at Lots 1028 S.A ss.1 (Part) & 1030 S.D in D.D. 125,
Sik Kong Tsuen, Yuen Long, N.T.

The application site is subject to four previous planning permissions No. A/YL-HT/889, No. A/YL-HT/1069, No. A/HSK/212 and No. A/HSK/431 for temporary shop and services (real estate agency). The applicant had complied with all the planning conditions imposed to all four previous planning permissions. Since the existing planning permission No. A/HSK/431 will be expired on 21.3.2026, the applicant submits the current application to renew the planning permission for another period of 3 years.

The size of the application site is about 98m². It is currently zoned 'Village Type Development' ("V") according to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2.

The proposed development meets the planning intention of the "V" zone which is to serve the daily need of the residents.

The proposed development is temporary in nature and it would not jeopardize the building of New Territories Exempted House in the long run.

The operation hour of the proposed development is 9:00 a.m. to 8:00 p.m. daily (including Sundays and public holidays) to match the surrounding environment.

The nature, form and layout of the proposed development are compatible with the surrounding environment. It would not affect the character of the indigenous village. Even so, the applicant has provided some mitigation measures to further minimize any potential impact to the nearby residents. In view of the proposed development is compatible with the surrounding environment and no significant impacts will be generated, preferential treatment should be given to the current planning application.

Town Planning Board has approved a good number of similar real estate agencies at "V" zone all over rural Yuen Long and Tuen Mun. Similar preferential treatment should be granted to this application.

The Board is hereby respectfully requested to approve the application site for temporary shop and services (real estate agency) for a period of 3 years on sympathetic grounds.

行政摘要

在新界元朗錫降村丈量約份第 125 約地段第 1028 號 A 分段第 1 小分段(部份)及第 1030 號 D 分段作臨時商店及服務行業(地產代理)用途的規劃許可續期三年

申請地點涉及四個先前的規劃許可編號 A/YL-HT/889，A/YL-HT/1069，A/HSK/212 及 A/HSK/431 批准作臨時商店及服務行業(地產代理)用途。申請人已為四個先前的規劃規劃許可履行所有附帶的規劃條件。由於現行的規劃許可編號 A/HSK/431 將於 2026 年 3 月 21 日屆滿，申請人提文本申請以延續為期三年的規劃許可。

申請地點的面積約為 98 平方米。根據洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2 中所示，申請地點現時被規劃作「鄉村式發展」地帶。

本擬議發展切合村民的日常需要，因此符合「鄉村式發展」地帶的規劃意向。

本擬議發展為臨時性質，因此不會影響申請地點長遠作新界豁免管制屋宇的發展。

為配合周邊的環境，申請用途的營業時間為每日上午九時至晚上八時(包括星期日及公眾假期)。

本擬議發展的性質、形式及佈局與周邊的環境協調，因此不會影響原居民鄉村的風貌。即便如此，申請人提供一些緩解措施，以進一步減少對附近居民的任何潛在影響。由於本申請用途與四周環境協調及不會產生明顯影響，所以本申請理應獲得城市規劃委員會從優考慮。

城市規劃委員會近年多次批准元朗及屯門鄉郊的「鄉村式發展」地帶作地產代理的規劃申請，因此申請人希望城市規劃委員會對本申請作出相同的對待。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准申請地點作為期三年的臨時商店及服務行業(地產代理)用途。

**Supplementary Planning Statement for Renewal of Planning Approval for
Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years
at Lots 1028 S.A ss.1 (Part) & 1030 S.D in D.D. 125, Sik Kong Tsuen, Yuen Long, N.T.**

Section 1 – Background of the Application Site

1.1 Introduction

1.1.1 This planning application is submitted by Sum Kwan Villa Limited (森群軒有限公司) who is the occupier of Lots 1028 S.A ss.1 (Part) & 1030 S.D in D.D. 125, Sik Kong Tsuen, Yuen Long, N.T. **(Figure 1)**.

1.1.2 The application site is subject to four previous planning permissions No. A/YL-HT/889, No. A/YL-HT/1069, No. A/HSK/212 and No. A/HSK/431 for temporary shop and services (real estate agency) for a period of 3 years respectively. All planning approval conditions imposed to the previous planning permissions have been complied. The existing planning permission No. A/HSK/431 will be expired on 21.3.2026. As such, the applicant submits the current application to renew the planning permission for another period of 3 years.

1.1.3 The booming of real estate agency in the recent decades results in the increasing property transaction. In order to serve the need of the villagers, the applicant intends to occupy the application site for real estate agency.

1.1.4 The applicant intends to demonstrate to the Board that the renewal of planning approval is compatible with the surrounding environment and it would not generate undesirable impacts to the vicinity. The applicant wishes that Town Planning Board could give favourable consideration to his planning application.

1.2 Site Particulars

1.2.1 The application site is situated at Sik Kong Tsuen **(Figure 1)**. It possesses an area of approximately 98m². The surface of the application site is hard paved.

1.2.2 The application site is accessible via a vehicular track leading from San Sik Road **(Figure 3)**.

1.2.3 The application site is zoned for ‘Village Type Development’. Some village houses were found to all directions of the application site. A nullah is found to the south of the application site **(Figure 1)**.

1.3 Lease Conditions

1.3.1 The application site is situated on an Old Schedule agriculture lot held under Block Government Lease. The lease was issued in 1906 to be executed from 1898 with a

term of 75 years which was renewable for another term of 24 years less three days. The first term of the lease expired in 1973 and was then statutorily renewed. With reference to the New Territories Lease (Extension) Ordinance 1988, the lease would be further renewed to 2047.

- 1.3.2 Referring to the previous planning permissions, the applicant has obtained the Short Term Waiver (STW) from the District Lands Office/Yuen Long to regularize the temporary structures at the application site. It shows that the applicant is sincere to comply with the regulations by the Government.

1.4 Planning Context

- 1.4.1 The application site is zoned ‘Village Type Development’ (“V”) according to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 (**Figure 2**). Referring to the OZP, the “V” zone is intended to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

- 1.4.2 The applied use is belonged to column 2 of the “V” zone and temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board in accordance with the Notes of the aforesaid Outline Zoning Plan. As such, it is the applicant’s intention to submit this application to request the Board’s favour to this proposed use.

1.5 Previous Planning Permissions

- 1.5.1 The application site is subject to four previous planning permissions since 2014. On 21.3.2014, Town Planning Board approved the application site for temporary shop and services (real estate agency) for a period of 3 years (TPB Ref.: A/YL-HT/889).
- 1.5.2 To continue the same use at the site, the applicant submits other three applications in 2017, 2020 and 2023. Town Planning Board approved the applications on 17.3.2017, 6.3.2020 and 17.3.2023 for the same use (TPB Ref.: A/YL-HT/1069, A/HSK/212 and A/HSK/431).
- 1.5.3 The above information shows that the application site has been occupied for temporary shop and services (real estate agency) uses for about twelve years. The proposed development is not a new development. The applicant would like to continue his business and services by submitting the current planning application.

Section 2 – Development Proposal

2.1 Site Planning

- 2.1.1 The application site is applied for temporary shop and services (real estate agency) for a period of 3 years to serve the nearby residents and villagers.
- 2.1.2 The operation hours of the proposed development is 9:00a.m. to 8:00p.m. at all days including Sundays and public holidays.
- 2.1.3 The application site occupies an area of about 98m² and is served by San Sik Road via a vehicular track. Due to the limited size of the site and the proposed development is target for the nearby residents and villagers, no parking space is proposed for the proposed development.
- 2.1.4 In view of that the site is adjacent to two small houses, no site fencing is proposed.
- 2.1.5 A temporary structure is proposed to serve the proposed development. It is a 1-storey structure for real estate agency and conference room uses. The details of the structure are shown in the proposed layout plan (**Figure 3**).
- 2.1.6 The layout of the proposed development is also illustrated in **Figure 3**.

2.2 Vehicular Access Arrangement

- 2.2.1 The application site is accessible via a vehicular track leading from San Sik Road.
- 2.2.2 As mentioned in para. 2.1.3 above, no parking space is proposed for the proposed development. Therefore, the proposed development is deemed to have no significant impact on the traffic condition of Ha Tsuen area.

2.3 Environmental Commitments

- 2.3.1 Being a temporary use, the applicant would like to propose the following additional ameliorative measures in accordance with the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005) to seek the Environmental Protection Department's consent:

Air

The application site, the access area at the site frontage and 5m strip of the area beyond the access gate has been hard paved to avoid any fugitive dust impact;

Noise

No operation will be held in sensitive hours, i.e. from 8:00p.m. to 9:00a.m.

2.4 Visual Commitments

- 2.4.1 In brief, the application site is generally surrounded by New Territories Exempted Houses at all directions except to the south which is a nullah and road. Given the nature and the layout of the proposed development, the proposed development is in general considered compatible to the surrounding development.
- 2.4.2 Three trees were found within the site visit. All of them were in good condition and will be preserved. The proposed landscape plan is illustrated in **Figure 4**.
- 2.4.3 The applicant will provide and maintain the existing trees at his own expense.

2.5 Drainage Commitments

- 2.5.1 The application site is subject to four previous planning permissions No. A/YL-HT/889, No. A/YL-HT/1069, A/HSK/212 and A/HSK/431. First, The applicant had implemented the approved drainage proposal to comply with planning conditions (b) and (c) imposed to the planning permission No. A/YL-HT/889. After that, the applicant has regularly cleaned and duly maintained the existing drainage facilities in order to comply with planning conditions (c) and (d) imposed to the planning permission No. A/YL-HT/1069. Similarly, planning conditions (c) and (d) relating to drainage facilities of the planning permission No. A/HSK/212 are duly complied. And planning conditions (a) and (c) relating to drainage facilities of the planning permission No. A/HSK/431 are also duly complied.
- 2.5.2 According to the recent site visit, 150mm surface U-channel was found along the site boundary to intercept the surface runoff. All the storm water is then discharged to the public drain to the east of the application site. The as-built drainage plan showing the existing drainage facilities is shown in **Figure 5**.
- 2.5.3 The applicant will take whole responsibility to maintain the implemented drainage facilities at his own expense.

2.6 Fire Safety Commitments

- 2.6.1 The application site is subject to four previous planning permissions No. A/YL-HT/889, No. A/YL-HT/1069, No. A/HSK/212 and No. A/HSK/431. The applicant had implemented the approved fire service installations proposal to comply with planning conditions (e) and (f) imposed to the planning permission No. A/YL-HT/889. After that, the approval conditions relating to fire service installations imposed to the following planning permissions No. A/YL-HT/1069, No. A/HSK/212 and No. A/HSK/431 have all been duly complied.
- 2.6.2 The existing fire service installations plan approved in the latest planning permission No. A/HSK/431 is attached in **Figure 6**. The latest certificate of FS251

No. A9732600 covering the FSIs installed at the application site is also attached in this planning statement for reference. It is hereby confirmed that there is no change in layout and use from the latest planning permission No. A/HSK/431 and there is no storage of combustibles within the application site.

Section 3 – Planning Justifications

3.1 The Current Application is for Renewal of the Existing Planning Permission

- 3.1.1 The application site related to four previous planning permissions No. A/YL-HT/889, No. A/YL-HT/1069, A/HSK/212 and A/HSK/431 which were applied by the same applicant. The application site was occupied for temporary shop and services (real estate agency) use since 2014.
- 3.1.2 The applied use and the other planning parameters such as total floor area and number of structure are exactly the same as the previous planning permissions.
- 3.1.3 The operation of the proposed temporary development demonstrated that the actual impact is minimal to the surrounding environment. In addition, the applicant had complied with all the planning conditions imposed to the previous planning permissions. The applicant solicits the Town Planning Board's sympathetic consideration to approve the current planning application.

3.2 The Proposed Development is in Line with the Planning Intention of the 'Village Type Development' ("V") Zone

- 3.2.1 The application site is zoned 'Village Type Development' ("V") according to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2. According to the Explanatory Statement of the OZP, the "V" zone is intended to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.
- 3.2.2 The application site is not approved for any Small House use and temporary use could be therefore considered in the interim. The proposed development which is temporary in nature would not jeopardize the planning intention of the "V" zone in the long run.
- 3.2.3 The proposed development, which is primarily to serve the villagers, is definitely a commercial use serving villager's demand. The nature and the size of the proposed

development would not affect the character of the village. All in all, the proposed development conforms with the planning intention of the “V” zone.

3.3 Shop and Services is a Column Two Use in “V” Zone and Always Permitted at the Ground Floor of a New Territories Exempted House

3.3.1 In accordance with the notes of the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2, the application site falls within ‘Village Type Development’ (“V”) zone. Shop and services is a Column Two use in the “V” zone where the subject site falls within.

3.3.2 It is also noted that shop and services are always permitted on the ground floor of a New Territories Exempted House. It shows that shop and services is actually compatible with the nearby village houses and residential units at second and third floor.

3.3.3 In view of that the nature of the proposed development is temporary, clean, tidy and free from nuisance, Town Planning Board is therefore requested to give favourable consideration to the current application.

3.4 The Proposed Development is Compatible with the Surrounding Environment

3.4.1 The application site is zoned “V” according to the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2. In view of that the application site is surrounded by a good number of small houses and easily accessible, the proposed location is an ideal location for shops and services to attract business.

3.4.2 The proposed development, which is treated as a shop and service, is clean, tidy and a non-polluting use. It would not generate significant impact to its surrounding. The proposed temporary structure is one storey high and not exceeding 3.5m in height. Considering the scale, nature, layout and form of the proposed development, they are compatible with the surrounding environment and would not affect the character of the village.

3.5 Similar Real Estate Agencies in ‘Village Type Development’ Zone have been Approved by Town Planning Board

3.5.1 The current planning application is not the first of its kind. It is noted that similar real estate agencies in ‘Village Type Development’ Zone are normally approved by Town Planning Board in the vicinity. The details are as follow:

- (i) Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in ‘Village Type Development’ zone at Lots 1119 (Part), 1120 (Part) and 1121RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T. approved on 11.8.2023 (TPB Ref.: A/HSK/469);

- (ii) Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in ‘Village Type Development’ zone at Lot 1149 (Part) in D.D. 125, Tseung Kong Wai, Ha Tsuen, Yuen Long, N.T. approved on 11.9.2023 (TPB Ref.: A/HSK/479);
- (iii) Temporary Shop and Services (Convenient Store and Real Estate Agency) for a Period of 3 Years in ‘Village Type Development’ zone at Lot 1046RP (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T. approved on 14.3.2025 (TPB Ref.: A/HSK/548);
- (iv) Temporary Shop and Services (Real Estate Agency and Interior Design Company) for a Period of 3 Years in ‘Village Type Development’ zone at Lot 1046RP (Part) in D.D. 125, Sik Kong Wai, Ha Tsuen, Yuen Long, N.T. approved on 14.3.2025 (TPB Ref.: A/HSK/549);
- (v) Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in ‘Village Type Development’ zone at Lot 650RP (Part) in D.D. 125 and Adjoining Government Land, Sik Kong Tsuen, Ha Tsuen, Yuen Long, N.T. approved on 14.3.2025 (TPB Ref.: A/HSK/550);
- (vi) Temporary Shop and Services (Convenience Store) for a Period of 3 Years in ‘Village Type Development’ zone at Lot 650RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T. approved on 28.3.2025 (TPB Ref.: A/HSK/551);
- (vii) Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in ‘Village Type Development’ zone at Lots 650RP (Part) and 977RP (Part) in D.D. 125, Sik Kong Tsuen, Ha Tsuen, Yuen Long, N.T. approved on 2.5.2025 (TPB Ref.: A/HSK/556); and
- (viii) Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in ‘Village Type Development’ zone at Lot 977RP (Part) in D.D. 125, Sik Kong Tsuen, Ha Tsuen, Yuen Long, N.T. approved on 2.5.2025 (TPB Ref.: A/HSK/555);

3.5.2 Though the applicant aware and also supports the Board’s viewpoint that the Board would assess the individual merits of each application, the four previous planning permissions approved on the application site demonstrated that it would generate no significant adverse impact to the surroundings. Town Planning Board is therefore sincerely requested to deliver similar treatment to the current application.

3.6 No Adverse Traffic Impact

3.6.1 The application site is accessible via a vehicular track leading from San Sik Road. Due to the limited size of the site and the proposed development is target for the nearby residents and villagers, no parking space is proposed for the proposed development.

3.6.2 No vehicular ingress/egress is proposed for the proposed development. In view of that the nature of the proposed development would not generate significant traffic generation, it is concluded that the proposed development would not generate adverse traffic impact.

3.7 No Adverse Environmental Impact

3.7.1 Being a shop to provide real estate agency service to the nearby residents, the proposed development is a compatible use with the surrounding environment including the village houses in the proximity. The applied use would generate neither significant environment nor noise disturbance to both the environment and residents in the area.

3.7.2 Further, the applicant implemented the following measures with reference to the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005) to enhance the compatibility with the surrounding environment:

- (i) The surface of the application site and its frontage is hard paved by concrete; and
- (ii) No operation will be held between 8:00p.m. to 9:00a.m.

3.8 Insignificant Drainage Impact

3.8.1 The provision of the drainage facilities was accepted by the Drainage Services Department for the compliance with planning approval condition (b) and (c) of the previous planning permission No. A/YL-HT/889. After that, the applicant has due diligence in maintaining the condition of existing drainage facilities in order to comply with the planning approval conditions in the previous planning permissions No. A/YL-HT/1069, A/HSK 212 and A/HSK/431 respectively.

3.8.2 All the accrued runoff would be intercepted by the existing 150mm surface U-channel along the inner site periphery (**Figure 5**). Surface runoff collected at the application site will be discharged to the public drain to the east of the application site via an existing 150mm surface channel.

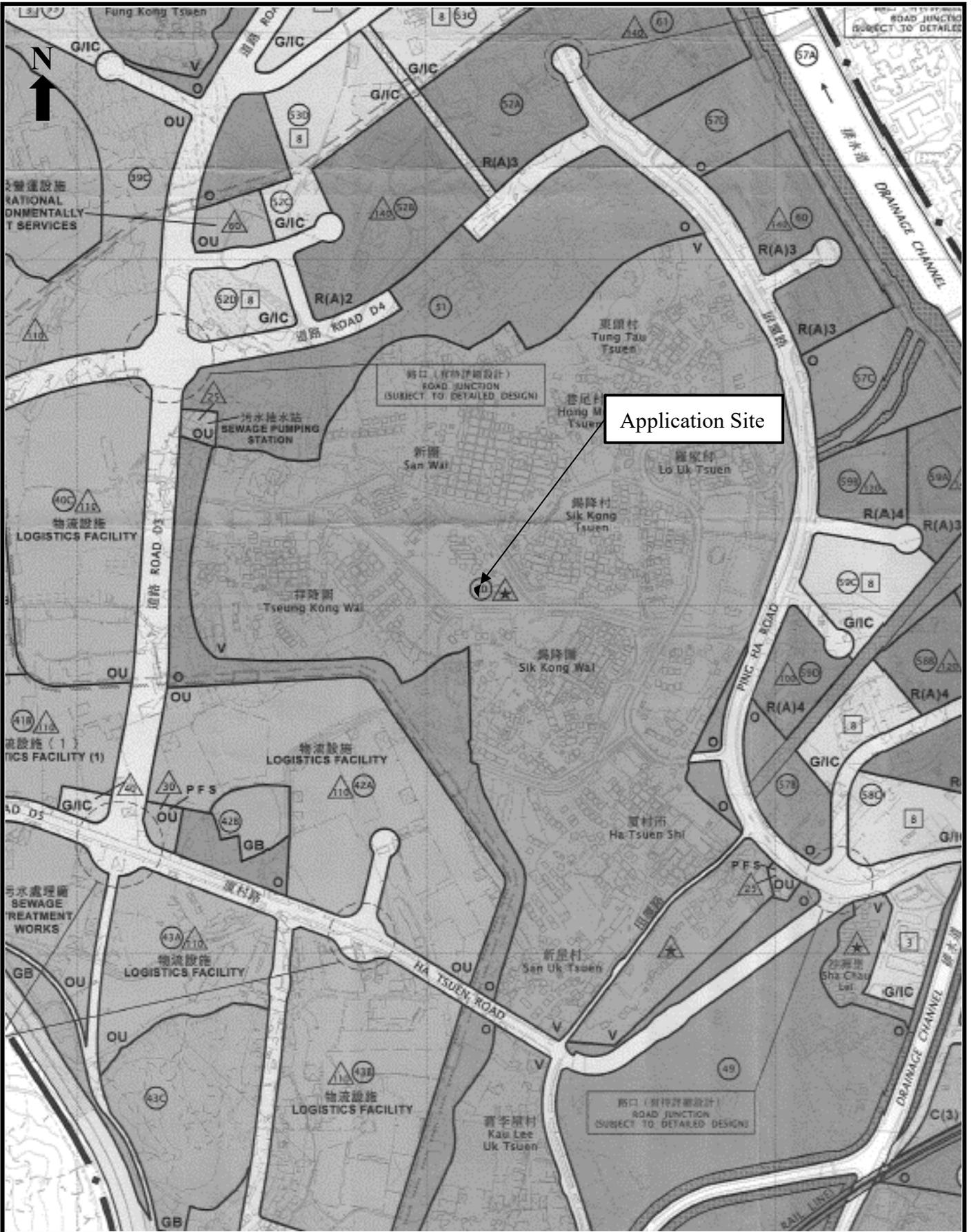
3.8.3 All the implemented drainage facilities will be maintained by the applicant's own expense. Also, surface channel will be cleaned at regular interval to ensure unhindered flow of surface runoff along the channel.

Section 4 – Conclusion

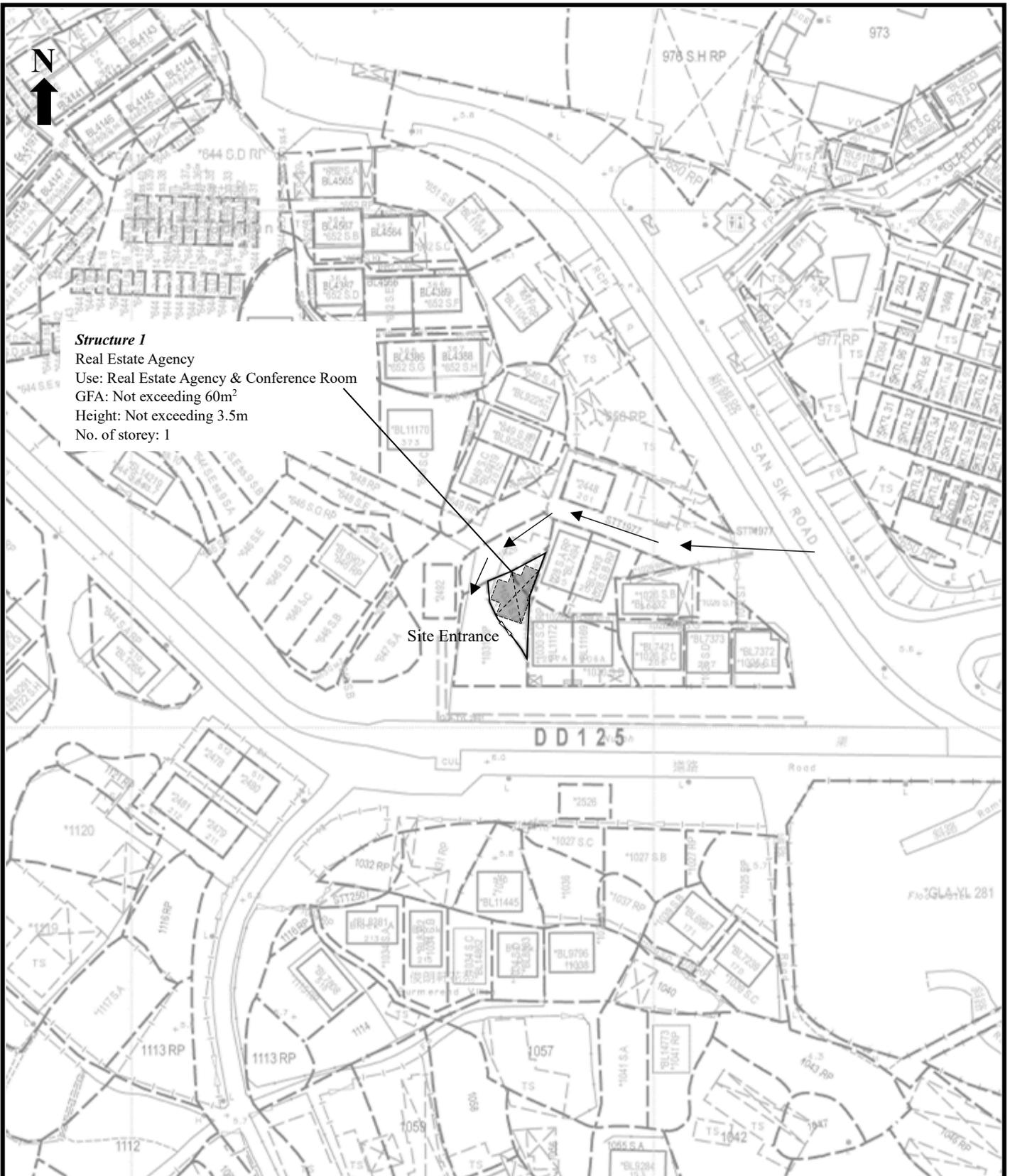
4.1 The application site is subject to four previous planning permissions, i.e. No. A/YL-HT/889, No. A/YL-HT/1069, No. A/HSK/212 and No. A/HSK/431, for the same use since 2014. The existing planning permission No. A/HSK/431 will be expired

on 21.3.2026. As such, the applicant submits the current application to renew the planning permission for another period of 3 years.

- 4.2 The application site is currently zoned 'Village Type Development' ("V"). It is a Column 2 use in the "V" zone as well as an as-of-right use at the ground floor of the New Territories Exempted House which is in line with the planning intention to serve the need of the residents without affecting the character of the village.
- 4.3 The proposed development is the same as the approved use of the last planning permission at the application site. The planning circumstance pertaining to the application site remain unchanged since the approval of the last planning permission.
- 4.4 The proposed development is compatible with the surrounding environment. Even so, the applicant has proposed some measures to further minimize any potential impact to the nearby residents.
- 4.5 A number of similar real estate agencies in "V" zone in the vicinity have been approved on temporary basis by Town Planning Board to meet resident's demand. The applicant sincerely requests the Town Planning Board to deliver similar treatment to his application.
- 4.6 Town Planning Board is hereby respectfully requested to renew the planning permission for Lots 1028 S.A ss.1 (Part) & 1030 S.D in D.D. 125, Sik Kong Tsuen, Yuen Long, N.T. for temporary shop and services (real estate agency) for a period of 3 years on sympathetic grounds.



<p>Proposed Development: Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lots 1028 S.A ss.1 (Part) & 1030 S.D in D.D. 125, Sik Kong Tsuen, Yuen Long, N.T.</p>	<p>Figure 2: Extract from OZP No. S/HSK/2</p> <hr/> <p>Scale: 1:7500</p>	<p>Remarks:</p>
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Structure 1
 Real Estate Agency
 Use: Real Estate Agency & Conference Room
 GFA: Not exceeding 60m²
 Height: Not exceeding 3.5m
 No. of storey: 1

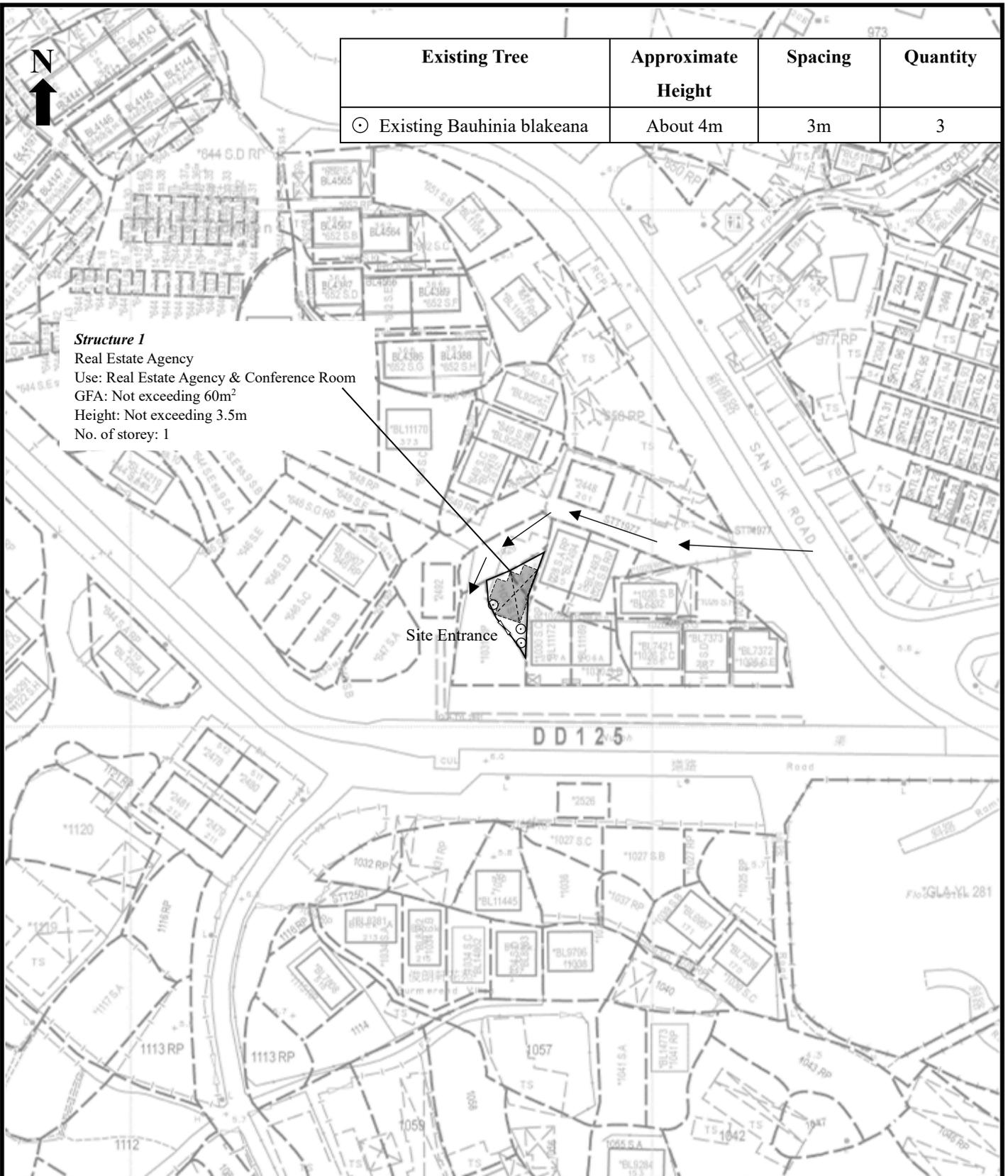
Site Entrance

Proposed Development:
Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lots 1028 S.A ss.1 (Part) & 1030 S.D in D.D. 125, Sik Kong Tsuen, Yuen Long, N.T.

Figure 3:
Proposed Layout Plan

Scale:
1:1000

Remarks:
 ———→ Vehicular access leading from San Sik Road



Proposed Development:
Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lots 1028 S.A ss.1 (Part) & 1030 S.D in D.D. 125, Sik Kong Tsuen, Yuen Long, N.T.

Figure 4:
As-planted Landscape & Tree Preservation Plan
 Scale:
1:1000

Remarks:
 ———→ Vehicular access leading from San Sik Road

Code 編碼	Type of FSI 裝置類型
1	Audio/Visual Advisory System 聲響/視象警報系統
2	Automatic Actuating Device 自動啟動裝置
3	Automatic Fixed Installation other than Water 不含水的滅火劑自動固定裝置
4	Automatic Fixed Installation using Water 用水作滅火劑的自動固定裝置
5	Deluge System 集水花灑系統
6	Drencher System 水簾系統
7	Dry Riser System 乾喉系統
8	Dust Detection System 塵埃偵測系統
9	Dynamic Smoke Extraction System 機械式排煙系統
10	Emergency Generator 應急發電機
11	Emergency Lighting 應急照明系統
12	Exit Sign 出口指示牌
13	Fire Alarm System (MFA) 火警警報系統
14	Fire Control Centre 消防控制中心
15	Fire Detection System 火警偵測系統
16	Fire Hydrant/Hose Reel System 消防栓/喉轆系統
17	Fire Shutter 防火捲閘
18	Reserved 保留
19	Fixed Automatically Operated Approved Appliance 認可的自動操作固定器具
20	Fixed Foam System 固定泡沫系統
21	Gas Detection System 氣體偵測系統
22	Gas Extraction System 氣體排放系統
23	Hose Reel 消防喉轆
24	Portable Fire Extinguisher 手提滅火筒
25	Portable Hand-operated Approved Appliance 認可的人手操作手提器具
26	Pressurization of Staircase 樓梯增壓
27	Ring Main System with Fixed Pump(s) 裝有固定水泵的環狀水管系統
28	Sprinkler System 花灑系統
29	Static Smoke Extraction System 靜態式排煙系統
30	Supply Tank 供水缸
31	Ventilation/Air Conditioning Control System 通風/空氣調節控制系統
32	Water Spray System 噴水系統
33	Water Supply 供水
34	Street Fire Hydrant System 街道消防栓系統
35	Others 其他

Government Departments with No Objection / No Adverse Comment

The following government departments have no objection to or no adverse comment on the application:

- (a) District Lands Officer/Yuen Long, Lands Department;
- (b) Commissioner for Transport;
- (c) Chief Building Surveyor/New Territories West, Buildings Department;
- (d) Chief Engineer/Construction, Water Supplies Department;
- (e) Chief Engineer/Mainland North, Drainage Services Department;
- (f) Chief Highway Engineer/New Territories West, Highways Department;
- (g) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (h) Director of Environmental Protection;
- (i) Director of Fire Services;
- (j) District Officer (Yuen Long), Home Affairs Department; and
- (k) Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that;

- the Site comprises Old Schedule Agricultural Lots (OSALs) 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;
- the following private lots within the Site covered by Short Term Waiver (STW) are listed as below:

<u>STW Nos.</u>	<u>Lot Nos.</u> <u>(D.D. 125)</u>	<u>Use</u>
3906	1028 S.A and 1030 S.D	Shop and Services (Real Estate Agency)

- the STW holder(s) should apply to his office for modification of the STW conditions where appropriate. The lot owner(s) should apply to his office for STW(s) to permit the structure(s) erected within the subject private lots. The application(s) of STW(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(s), 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the local access from San Sik Road to the Site is not maintained by HyD and HyD will not take up the maintenance responsible of the access;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal; and
 - the drainage facilities shall be properly designed constructed and maintained in good condition without causing adverse drainage impact to the adjacent area at all times, and the applicant/owner is required to rectify/modify the drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the applied use. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the drainage systems

caused by the applied use;

- (e) to note the comments of the Director of Fire Services that the existing fire service installations implemented on the Site shall be maintained in efficient working order at all time;
- (f) to note the comments of the Director of Environmental Protection that the applicant is advised that to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses” in order to minimise the potential environmental nuisance on the surrounding areas; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - before any new building works (including temporary building for use of real estate agency and conference room) are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - for UBW erected on leased land, enforcement action may be taken by the 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; and
 - 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 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
 - 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. Detailed checking under the BO will be carried out at building plan submission stage.