

This document is received on 2026-02-24
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-I
表格第 S16-I 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 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 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	no received A/YL-SK/449
	Date Received 收到日期	2026-02-24

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

1. Name of Applicant 申請人姓名/名稱

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

Rich Tone Management Limited 盈通管理有限公司

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

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

R-riches Planning Limited 盈卓規劃有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 741 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 192 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Shek Kong OZP No. S/YL-SK/10
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on
16/01/2026 - 30/01/2026 (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 _____ 26/01/2026 _____ (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所用途，請填妥於附件的表格。

(i) For Type (i) application 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	(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)		
(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

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

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 734 sq.m 平方米 <input checked="" type="checkbox"/>About 約 Depth of filling 填土厚度 .not more than 0.1 m 米 <input type="checkbox"/>About 約</p> <p><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</p> <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>
<p>(b) Intended use/development 有意進行的用途/發展</p>	<p>Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years</p>

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>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</p> <table border="1" data-bbox="491 1357 1490 1872"> <thead> <tr> <th data-bbox="491 1357 802 1487">Name/type of installation 裝置名稱/種類</th> <th data-bbox="802 1357 970 1487">Number of provision 數量</th> <th data-bbox="970 1357 1490 1487">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)

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land 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	.....192..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.26.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....16..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....2.....	
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
	.....3 - 7..... m 米	<input checked="" type="checkbox"/> About 約

- Domestic part 住用部分
- GFA 總樓面面積 sq. m 平方米 About 約
- number of Units 單位數目
- average unit size 單位平均面積sq. m 平方米 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 (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)
- 政府、機構或社區設施
-
-

- 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)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	STORAGE OF AUTO PARTS	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES, OFFICE AND WASHROOM	102 m ² (ABOUT)*	174 m ² (ABOUT)#	7 m (ABOUT)(2-STOREY)
TOTAL		120 m² (ABOUT)	192 m² (ABOUT)	

- Open space 休憩用地 (please specify land area(s) 請註明地面面積)
- private open space 私人休憩用地 sq. m 平方米 Not less than 不少於
- public open space 公眾休憩用地 sq. m 平方米 Not less than 不少於

(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]		
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	STORAGE OF AUTO PARTS	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES, OFFICE AND WASHROOM	102 m ² (ABOUT)*	174 m ² (ABOUT)#	7 m (ABOUT)(2-STOREY)
TOTAL		120 m² (ABOUT)	192 m² (ABOUT)	

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Vehicle displaying/circulation area and vehicle parking spaces.

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

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)

May 2026

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是 No 否</p>	<p><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))</p> <p><u>Kam Sheung Road via a local access.</u></p> <p><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)</p> <p><input type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是 No 否</p>	<p><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</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td style="text-align: right;">2</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td style="text-align: right;">1</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	2	Motorcycle Parking Spaces 電單車車位	N/A	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	Others (Please Specify) 其他 (請列明)	_____	_____	_____	_____	_____
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Others (Please Specify) 其他 (請列明)	_____																	
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_____	_____																	
<p>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?</p>	<p>Yes 是 No 否</p>	<p><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</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> <p><input checked="" type="checkbox"/></p>	Taxi Spaces 的士車位	N/A	Coach Spaces 旅遊巴車位	N/A	Light Goods Vehicle Spaces 輕型貨車車位	N/A	Medium Goods Vehicle Spaces 中型貨車車位	N/A	Heavy Goods Vehicle Spaces 重型貨車車位	N/A	Others (Please Specify) 其他 (請列明)	_____	_____	_____	_____	_____
Taxi Spaces 的士車位	N/A																	
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Medium Goods Vehicle Spaces 中型貨車車位	N/A																	
Heavy Goods Vehicle Spaces 重型貨車車位	N/A																	
Others (Please Specify) 其他 (請列明)	_____																	
_____	_____																	
_____	_____																	

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。

Please refer to the supplementary statement.



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

Applicant 申請人 / Authorised Agent 獲授權代理人

.....

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)

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

R-riches Planning Limited 盈卓規劃有限公司

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

Date 日期

10/02/2026

(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。

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 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	Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories		
Site area 地盤面積	741	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Shek Kong OZP No. S/YL-SK/10		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land 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	N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	192	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	3 - 7 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 - 2	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)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	16 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	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	3
	Private Car Parking Spaces 私家車車位	2
	Motorcycle Parking Spaces 電單車車位	N/A
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
	Others (Please Specify) 其他 (請列明)	

	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	N/A
	Taxi Spaces 的士車位	N/A
	Coach Spaces 旅遊巴車位	N/A
	Light Goods Vehicle Spaces 輕型貨車車位	N/A
	Medium Goods Vehicle Spaces 中型貨車車位	N/A
	Heavy Goods Vehicle Spaces 重型貨車車位	N/A
	Others (Please Specify) 其他 (請列明)	

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"/>
<u>Plans showing location/zoning/land status/filling of land of/at the Site; As-built drainage proposal accepted under previous application; Fire service installations proposal; and Swept path analysis.</u>		
<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"/>

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。

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Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories (the Site) for '**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**' (the proposed development) (Plans 1 to 3).
- 1.2 The proposed development is intended to serve as a vehicle showroom to bring convenience to nearby locals and business operators.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Village Type Development" ("V") on the Draft Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/10 (Plan 2). According to the Notes of the OZP, 'Shop and Services' is a Column 2 use within the "V" zone, which requires planning permission from the Board. Despite the Site falls within the "V" zone which is to designate both existing recognised villages and areas of land considered suitable for village expansion, other commercial uses may be permitted on application to the Board. The temporary basis of the proposed development would not frustrate the long-term planning intention of the "V" zone and can better utilise precious land resources in the New Territories. The building height of the proposed structure is lower than that of nearby village houses in its surrounding within the "V" zone, i.e. maximum building height of 3 storeys (8.23 m). Therefore, it is considered not incompatible with the surrounding environment.
- 2.2 The Site is subject of a previously approved application (No. A/YL-SK/298) for the same applied use submitted by a different applicant, which was approved by the Board for a period of 5 years in March 2021. Compared with the previously approved application, there are slight reductions in the site area (from 754 m² (about) to 741 m² (about); -13 m² (about)) and the total gross floor area (GFA) (from 213 m² (about) to 192 m² (about); -21 m² (about)). Besides, the nos. of structure under the current scheme have also reduced from 3 to 2.
- 2.3 Several similar applications (Nos. A/YL-SK/382, 405, 408, 409, 411 and 434) for 'Shop and Services' were approved by the Board between 2024 and 2025 within the "V" zone on the same OZP. Therefore, approval of the current application is in line with previous decisions of the Board and would not set an undesirable precedent within the "V" zone.

2.4 In support of the application, the applicant has submitted the latest proposal for fire service installations to enhance the fire safety of the proposed development, as well as the as-built drainage proposal accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) under the previously approved application to minimise the potential adverse impact to the surrounding area (**Appendices I to II**). Upon obtaining relevant planning permission from the Board, the applicant will proceed to implement the accepted fire service installation proposal, and provide condition records of the drainage facilities.

3) Development Proposal

3.1 The Site occupies an area of 741 m² (about) (**Plan 3**). 2 nos. of temporary structure are proposed at the Site for shop and services, storage of auto parts, office and washroom with total gross floor area (GFA) of 192 m² (about) (**Plan 4**). The ancillary office is intended to provide indoor workspace for staff to support the daily operation of the proposed development. The remaining open area will be used for vehicle parking spaces, pedestrian circulation area, and vehicle displaying and circulation area. The operation hours are from 09:00 to 18:00 daily, including Sundays and public holidays. In terms of the operation, a maximum of 20 vehicles will be displayed at the Site. It is estimated that there will be a maximum of about 10 visitors per day and about 6 members of staff on the Site. Detailed development parameters are shown at **Table 1** below:

Table 1 – Major development parameters

Site area	741 m ² (about)
Covered area	120 m ² (about)
Uncovered area	621 m ² (about)
Plot ratio	
	0.26 (about)
Site coverage	
	16% (about)
No. of structure	
	2
GFA	
- Domestic GFA	192 m ² (about)
- Non-domestic GFA	Not applicable
	192 m ² (about)
Building height	
	3 m to 7 m (about)
No. of storey	
	1 to 2

- 3.2 The majority of the Site (i.e. 734 m² (about); 99% of the Site) has been covered with concrete of not more than 0.1 m in depth. The current site level with existing hard-paving is at +33.2 mPD (**Plan 5**). The current application serves to regularise the existing filling of land at the Site, which is to facilitate a flat surface for the erection of structures and the provision of vehicle displaying, parking and circulation area. It is considered necessary and has been kept to a minimum for the operation of the Site. The applicant will strictly follow the scheme, and no further filling of land will be carried out at the Site. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.
- 3.3 The Site is accessible from Kam Sheung Road via a local access (**Plan 1**). A 5 m-wide (about) vehicular ingress/egress is proposed at the eastern portion of the Site. 3 nos. of parking space are provided at the Site for staff and visitors. Advanced booking will be required for visitors to use the parking spaces at the Site. Details of their provisions are shown at **Table 2** below.

Table 2 – Parking provisions

Types of space	No. of space
Parking space for private cars (PC) - 2.5 m (W) x 5 m (L)	2
Parking space for light goods vehicles (LGV) - 3.5 m (W) x 7 m (L)	1

- 3.4 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian/road safety. As the trip generated/attracted by the Site is expected to be minimal, the adverse traffic impact to the surrounding road network is therefore not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated trip generation/attraction

Time period	Estimated trip generation/attraction				
	PC		LGV		2-way total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	0	0	1
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	0	0	1
Average trip per hour (10:00 – 17:00)	2	2	0.5	0.5	5

- 3.5 No direct purchase of vehicle would be carried out at the Site. Customers will collect the purchased vehicles elsewhere. No light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer will be allowed to enter/exit the site at any time during the approval period of the planning permission.
- 3.6 An existing tree (**Plan 4**) at the northern portion of the Site will continue to be well-preserved by the applicant during the approval period of the planning permission. Regular horticultural practice will be given to ensure the health condition of the existing tree.
- 3.7 No storage of dangerous goods will be allowed at the Site at any time during the approval period of the planning permission. In addition, no car beauty, washing, cleansing, paint-spraying, repairing or other workshop activities will be carried at the Site.
- 3.8 2.5 m high solid metal wall will be provided along the site boundary to minimise the potential nuisance to the surroundings. The boundary wall will be installed properly by licensed contractor to prevent misalignment, so as to ensure that there is no gap or slit on the boundary wall.
- 3.9 The applicant will comply with the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the approval period of the planning permission.
- 3.10 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational.

3.11 The applicant will also implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. The design and construction of the system will strictly follow the requirements stipulated in *ProPECC PN 1/23*.

4) Conclusion

4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures e.g. the provision of the as-built drainage proposal accepted by CE/MN, DSD and implemented under the previously approved application, as well as the latest proposal for fire service installations have been provided by the applicant to mitigate any adverse impact arising from the proposed development.

4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for **'Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years'**.

R-riches Planning Limited

February 2026

LIST OF APPENDICES

Appendix I	Fire service installations proposal
Appendix II	As-built drainage proposal accepted under previous application

LIST OF PLANS

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

Appendix I

Fire service installations proposal



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 741 m ²	(ABOUT)
COVERED AREA	: 120 m ²	(ABOUT)
UNCOVERED AREA	: 621 m ²	(ABOUT)
PLOT RATIO	: 0.26	(ABOUT)
SITE COVERAGE	: 16 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 192 m ²	(ABOUT)
TOTAL GFA	: 192 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	STORAGE OF AUTO PARTS	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES, OFFICE AND WASHROOM	102 m ² (ABOUT)*	174 m ² (ABOUT)#	7 m (ABOUT)(2-STOREY)
TOTAL		120 m² (ABOUT)	192 m² (ABOUT)	



* **COVERED AREA OF STRUCTURE B2:**
72 m² (ENCLOSED) + 30 m² (STAIRCASES & WALKWAY AT 1/F) = 102 m² (ABOUT)

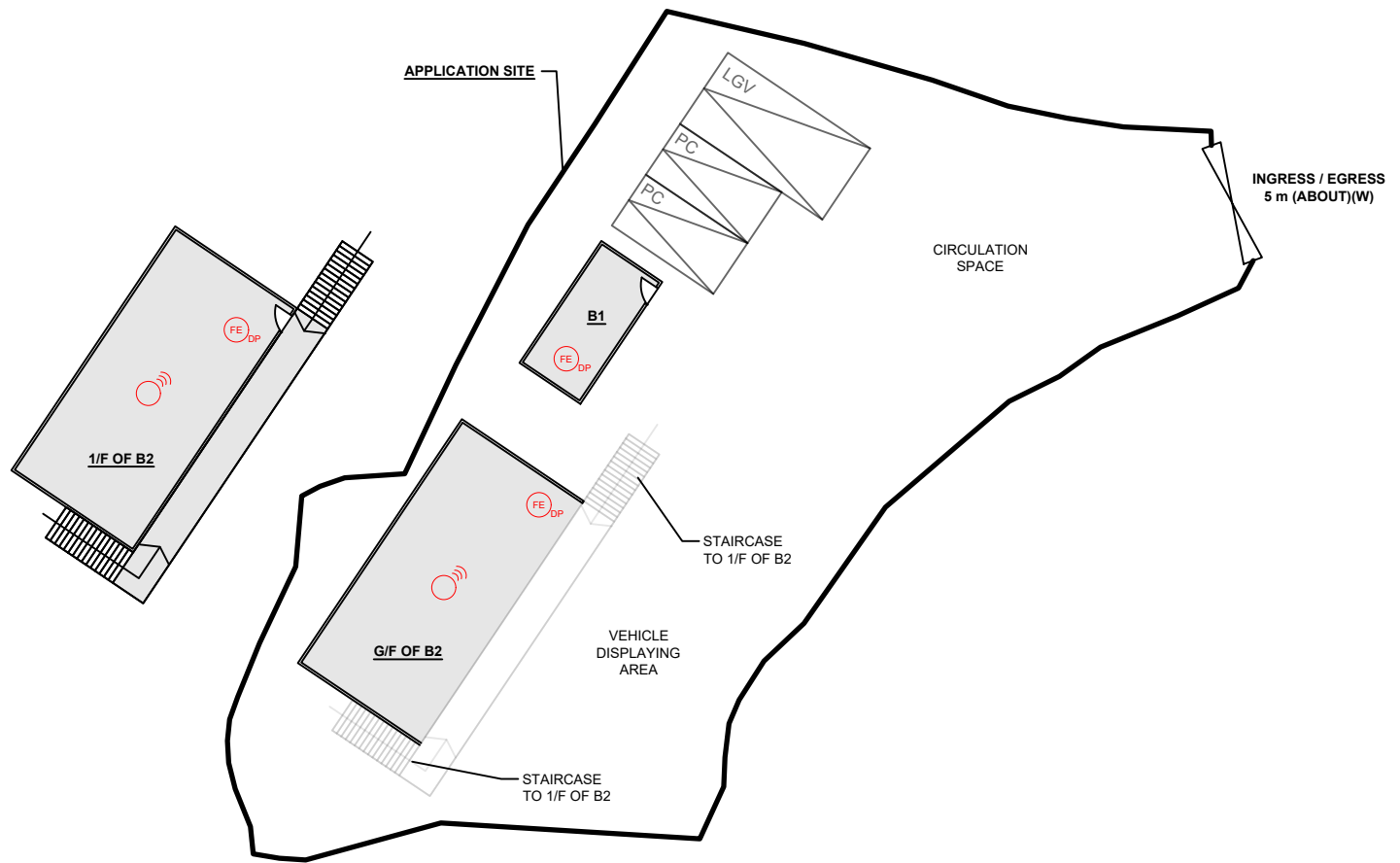
GFA OF STRUCTURE B2:
72 m² (G/F) + 72 m² (1/F) + 30 m² (STAIRCASES & WALKWAY AT 1/F) = 174 m² (ABOUT)

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

FIRE SERVICE INSTALLATIONS






-  STAND-ALONE FIRE DETECTOR
-  4 KG DRY POWDER TYPE FIRE EXTINGUISHER





FS NOTES:

- 1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- 2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  PARKING SPACE (LGV)
-  INGRESS / EGRESS

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS	ADDRESS LOT 1284 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 300 @ A4	TITLE FSIS PROPOSAL		
			DRAWN BY MN	DATE 23.1.2026	DWG NO. APPENDIX I		VER. 001

Appendix II

As-built drainage proposal accepted under previous application



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/298
電話號碼	Tel. No. :	3168 4072
傳真機號碼	Fax No. :	3168 4074/ 3168 4075

R-riches Property Consultants Limited

(Attn: Kevin Lam / Ron Leung)

4 July 2024

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (g) –
the Submission of a Drainage Proposal**

**Proposed Temporary Shop and Services (Motor-vehicle Showroom)
for a Period of 5 Years in “Village Type Development” Zone,
Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long
(Application No. A/YL-SK/298)**

I refer to your submission dated 1.3.2024 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**.

Should you have any queries, please contact Mr. Kenneth Y L Chan (Tel.: 2300 1259) of the Drainage Services Department directly.

Yours faithfully,

(K W N G)

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

C.C.
CE/MN, DSD (Attn.: Mr. Kenneth Y L Chan)

Internal
CTP/TPB

KWN/RS/MS/th

Appendix

Comments of the Director of Drainage Services:

- The applicant is reminded to implement the drainage facilities on site in accordance with the agreed drainage proposal.

Our Ref. : DD114 Lot 1284 RP
Your Ref. : TPB/A/YL-SK/298

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

By Email

1 March 2024

Dear Sir,

Compliance with Approval Condition (g)

Proposed Temporary Shop and Services (Mortor-vehicle Showroom) for a Period of 5 Years in "Village Type Development" Zone, Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long

(S.16 Planning Application No. A/YL-SK/298)

We are writing to submit the accepted drainage proposal of the previous application No. A/YL-SK/254 for compliance with approval condition (g) of the subject application, i.e. *the submission of a drainage proposal (Appendix I)*.

Should you require more information regarding the application, please contact our Ms. Ron LEUNG at (852) [REDACTED] or the undersigned at your convenience. Thank you for kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Kevin Lam
Planning Assistant

cc DPO/FSYLE, PlanD

(Attn.: Ms. Margaret SZETO
(Attn.: Ms. Tiffany HUI

email: mwsszeto@pland.gov.hk)
email: tcthui@pland.gov.hk)



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/254
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

R-Riches Property Consultants Ltd.

(Attn: Matthew NG)

1 September 2020

Dear Sir/ Madam,

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

**Proposed Temporary Shop and Services (Domestic Goods Retail Shop)
for a Period of 5 Years in "Village Development" Zone,
Lot 1284 RP (Part) in D.D. 114, Kam Sheung Road, Pat Heung, Yuen Long
(Application No. A/YL-SK/254)**

I refer to your submission dated 6.7.2020 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 attached.
- 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 attached.

Should you have any queries on the departmental comments, please contact Mr. Bill Chan (Tel: 2781 4107) of Drainage Services Department directly.

Yours faithfully,

(Ms. Winnie LAU)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

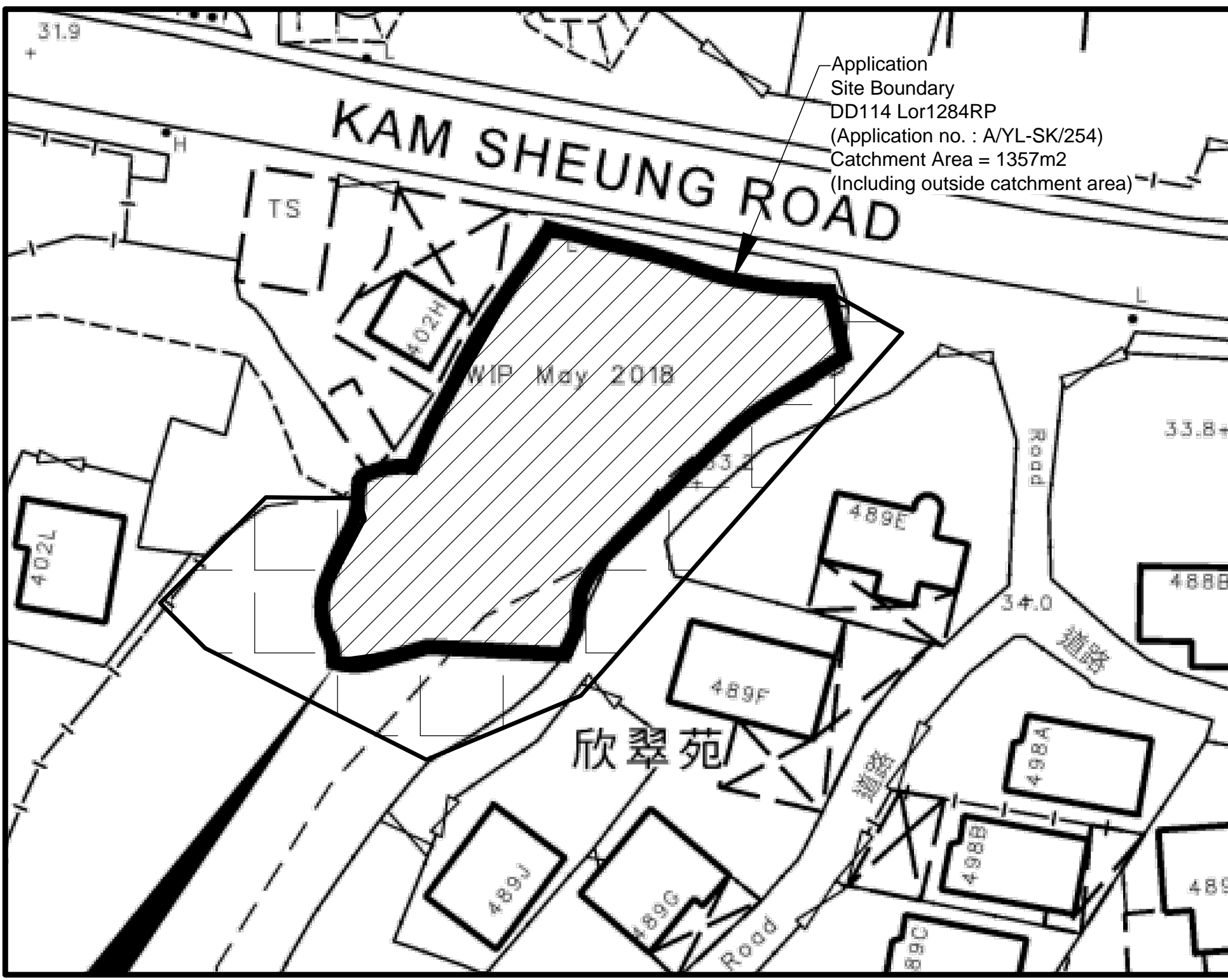
c.c. CE/MN of DSD (Attn.: Mr. Bill CHAN) (Fax: 2770 4761)
Internal CTP/TPB

WL/JW/cl

Appendix

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

- (i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- (ii) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- (iii) The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- (iv) The applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.



Application
 Site Boundary
 DD114 Lor1284RP
 (Application no. : A/YL-SK/254)
 Catchment Area = 1357m²
 (Including outside catchment area)

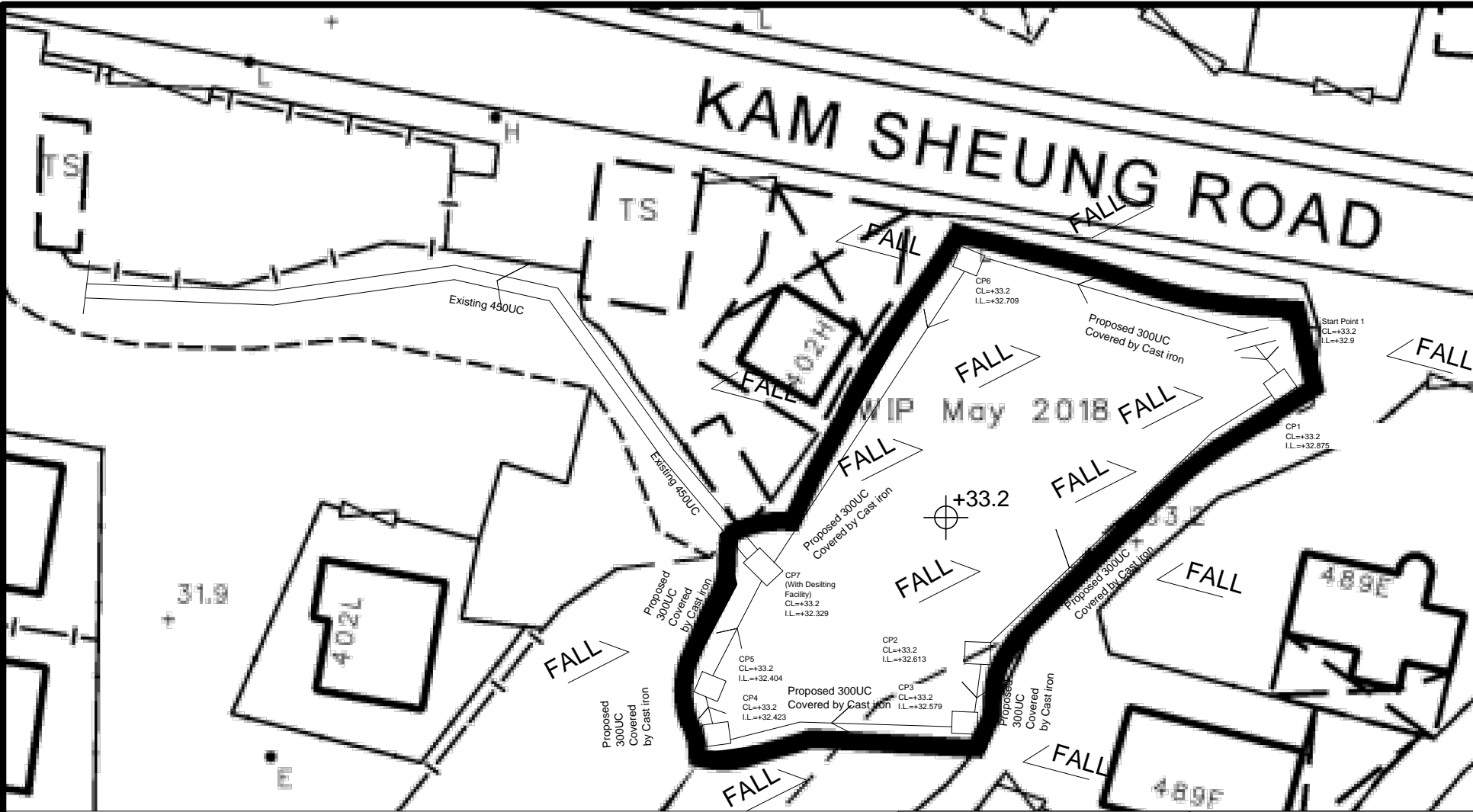
LEGEND	
	Proposed UC(1:100) with Cast Iron cover
	Proposed Catchpit
	Existing UC/HRC
	Existing Level

Company:
 恆協工程有限公司
 Handship Engineering
 Company Limited

PROJECT:
 Proposed Temporary
 Shop and Services
 (Domestic Goods
 Retail Shop) for a
 Period of 5 Years at
 Lot 1284 RP (Part) in
 D.D. 114, Kam
 Sheung Road, Pat
 Heung, Yuen Long
 (A/YL-SK/254)

TITLE:
 Drainage Proposal-
 Application Boundary

File:	DWG NO.
Scale:	DD 114 Lot 1284
Date:	2nd July 2020



LEGEND

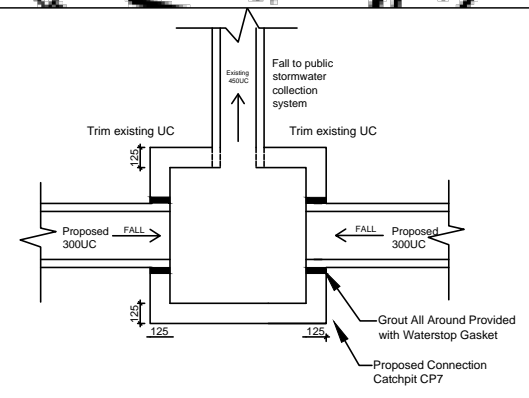
- Proposed UC(1:100) with Cast Iron cover
- Proposed Catchpit
- ≡ Existing UC
- ⊕^{+33.2} Existing Level

Company:
 恆協工程有限公司
 Handship Engineering
 Company Limited

PROJECT:
 Proposed Temporary
 Shop and Services
 (Domestic Goods
 Retail Shop) for a
 Period of 5 Years at
 Lot 1284 RP (Part) in
 D.D. 114, Kam
 Sheung Road, Pat
 Heung, Yuen Long
 (A/YL-SK/254)

Note:

1. Catchpit (CP7) with desilting facility shall follow CEDD standard drawing No. C2406I.
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively
3. No solid fence wall is erect and all proposed UC are covered cast iron
4. The inverted level of the connection point shall be verified on site prior the commencement of work



CP7-Connection Details

TITLE:
**Drainage Proposal-
 Layout Plan**

File: _____ DWG NO.
 DD 114
 Lot 1284

Scale: _____

Date:
 2nd July
 2020

Company: Handship Engineering Co. Ltd
Project : Proposed Temporary Shop and Services (Domestic Goods Retail Shop)
Lot1284RP (Part) in D114
Date: 2020/7/2

Calculation for channels:

Catchment Zone

$$\begin{aligned} \text{Area} &= 1357 \text{ m}^2 \\ &= 0.001357 \text{ km}^2 \end{aligned}$$

$$\begin{aligned} \text{Peak runoff in m}^3/\text{s} &= 0.278 \times 0.95 \times 250 \text{ mm/hr} \times 0.001357 \text{ km}^2 \\ &= 0.089596 \text{ m}^3/\text{s} \\ &= 5376 \text{ liter/min} \end{aligned}$$

According to (Figure 8.7 - Chart for the Rapid Design of Channels),
For gradient 1:100, 300UC will be suitable for whole size

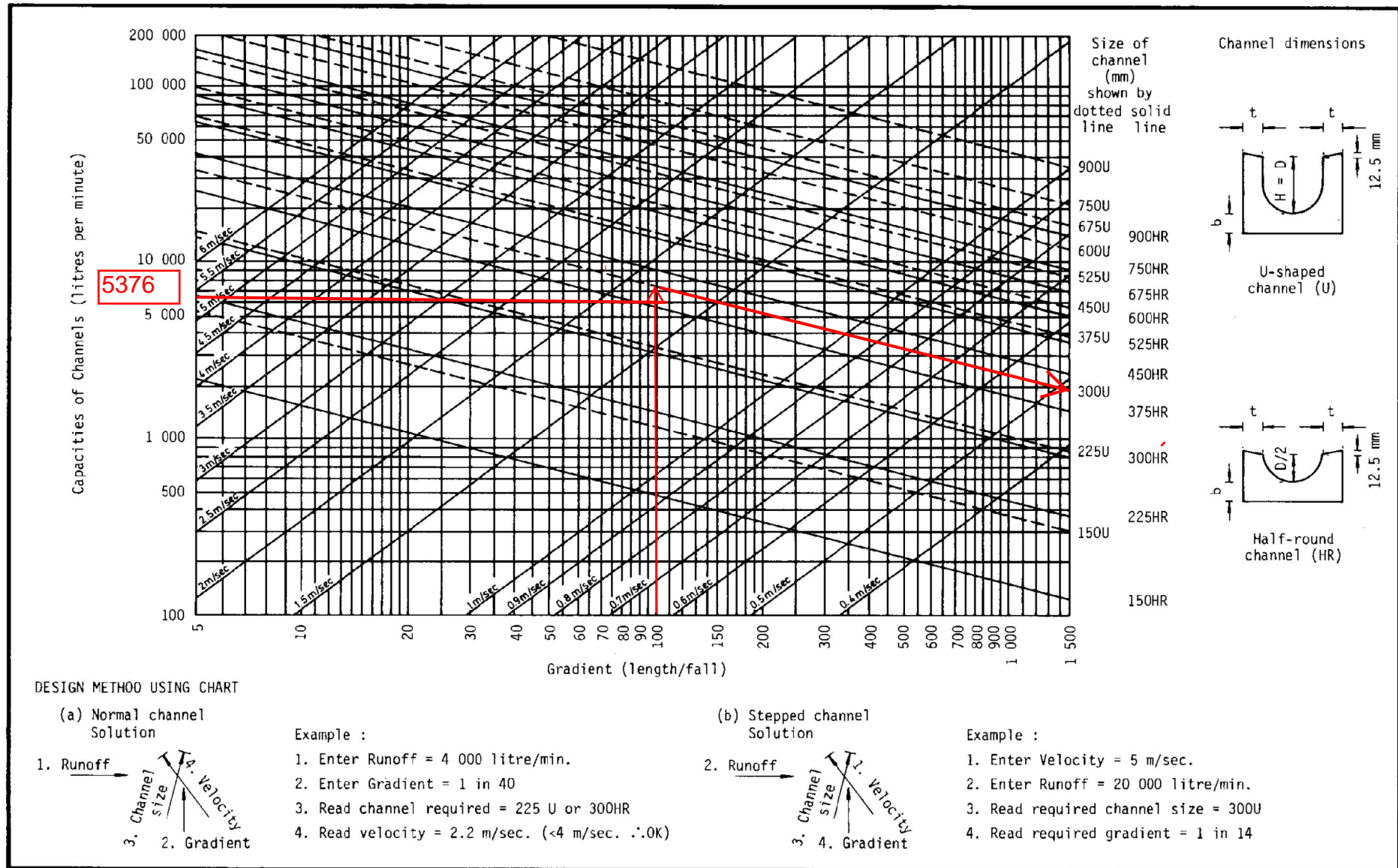
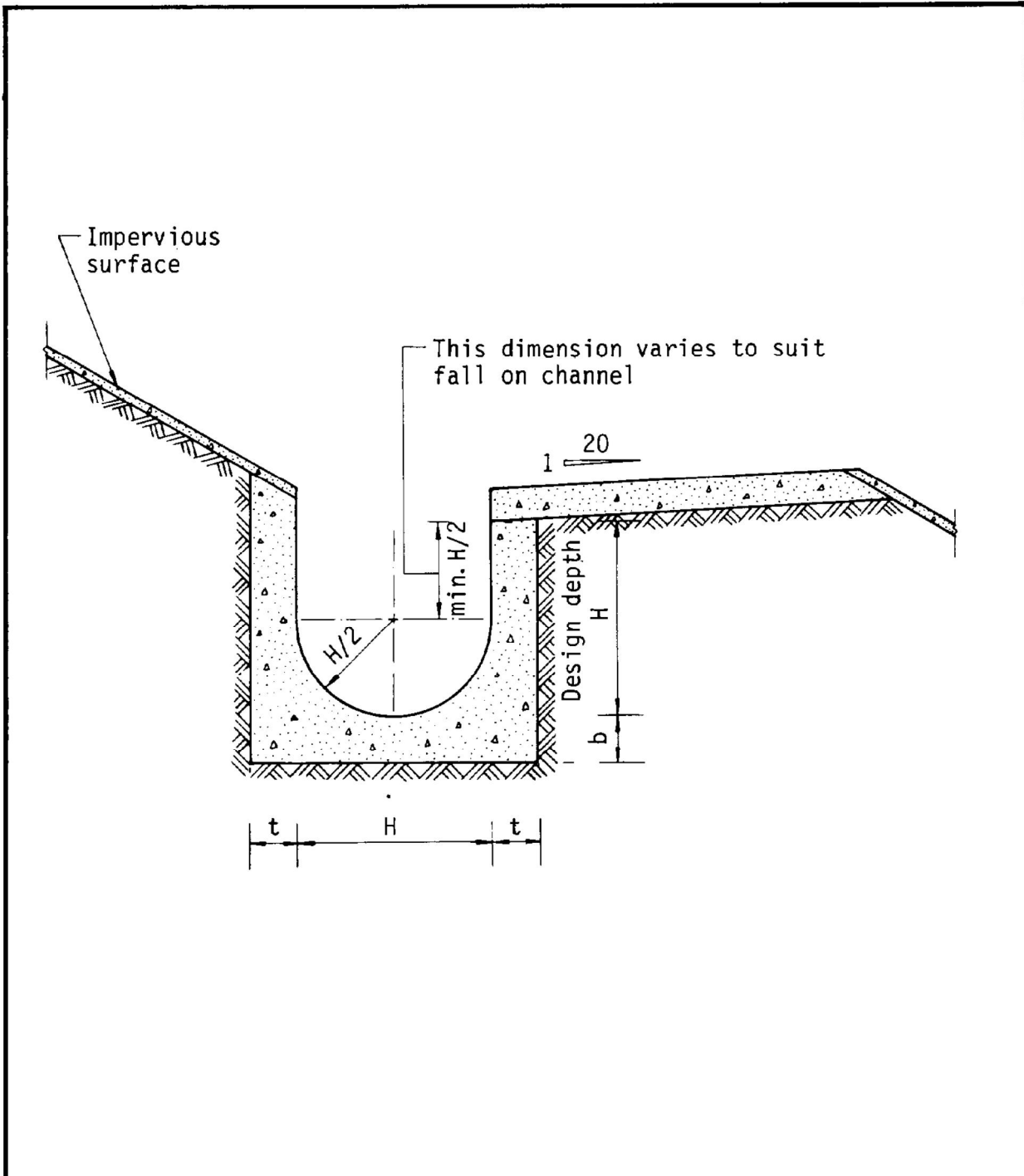


Figure 8.7 - Chart for the Rapid Design of Channels



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

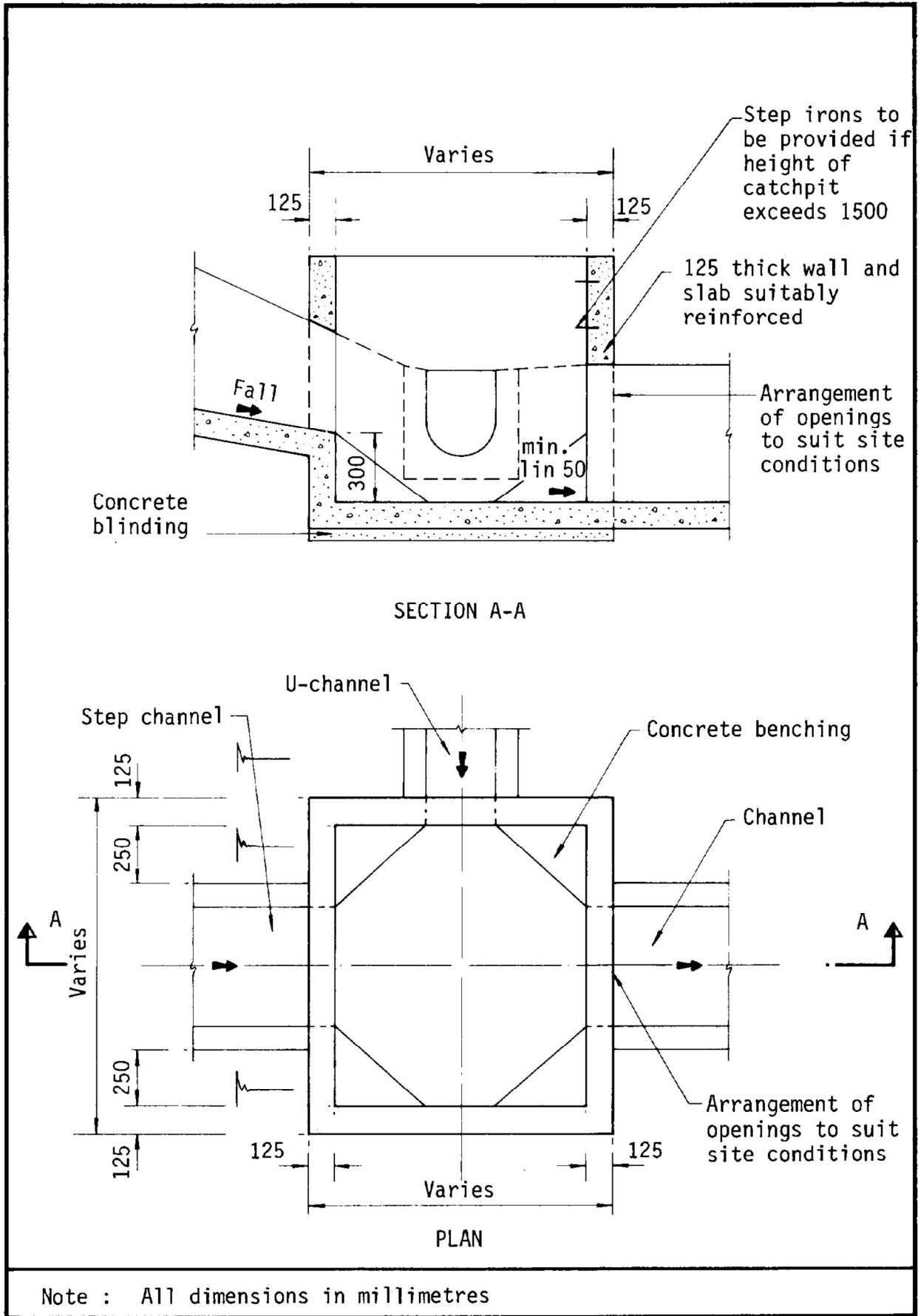
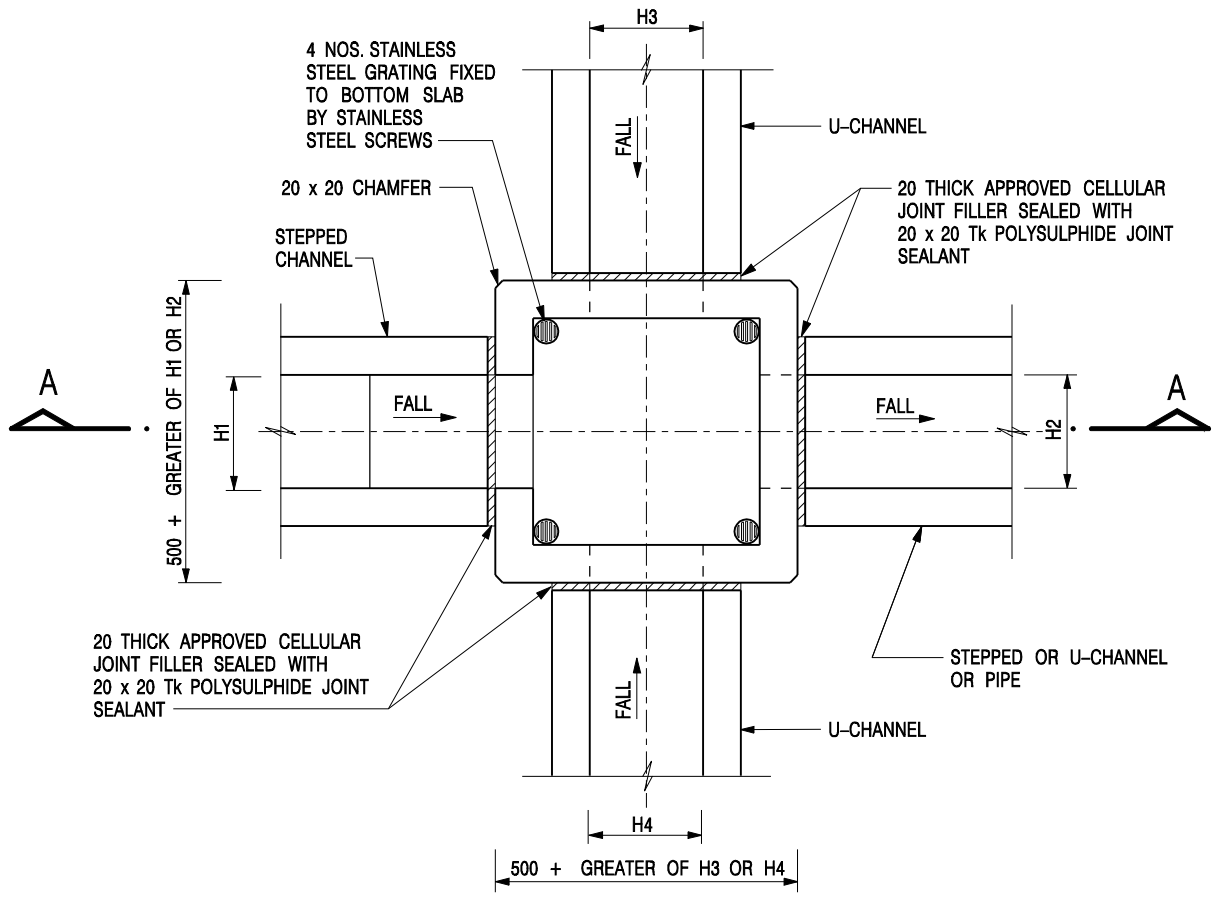
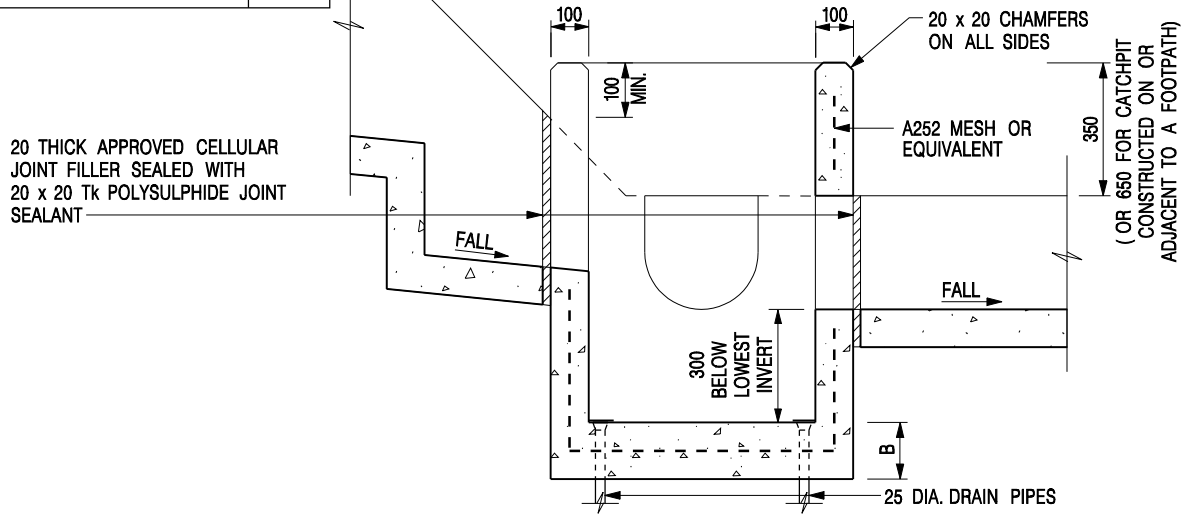


Figure 8.10 - Typical Details of Catchpits



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



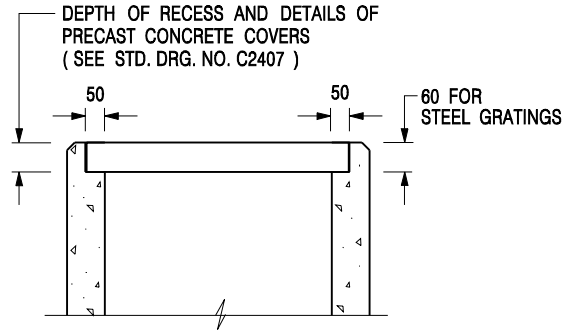
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. REFER TO SHEET 2 FOR OTHER NOTES.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

CEDD **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

SCALE 1 : 20 **DRAWING NO.**
DATE JAN 1991 **C2406 /1**




**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

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

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**

 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	
SCALE 1 : 20	DRAWING NO.
DATE JAN 1991	C2406 /2

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 741 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS




APPLICATION SITE

ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL ACCESS

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

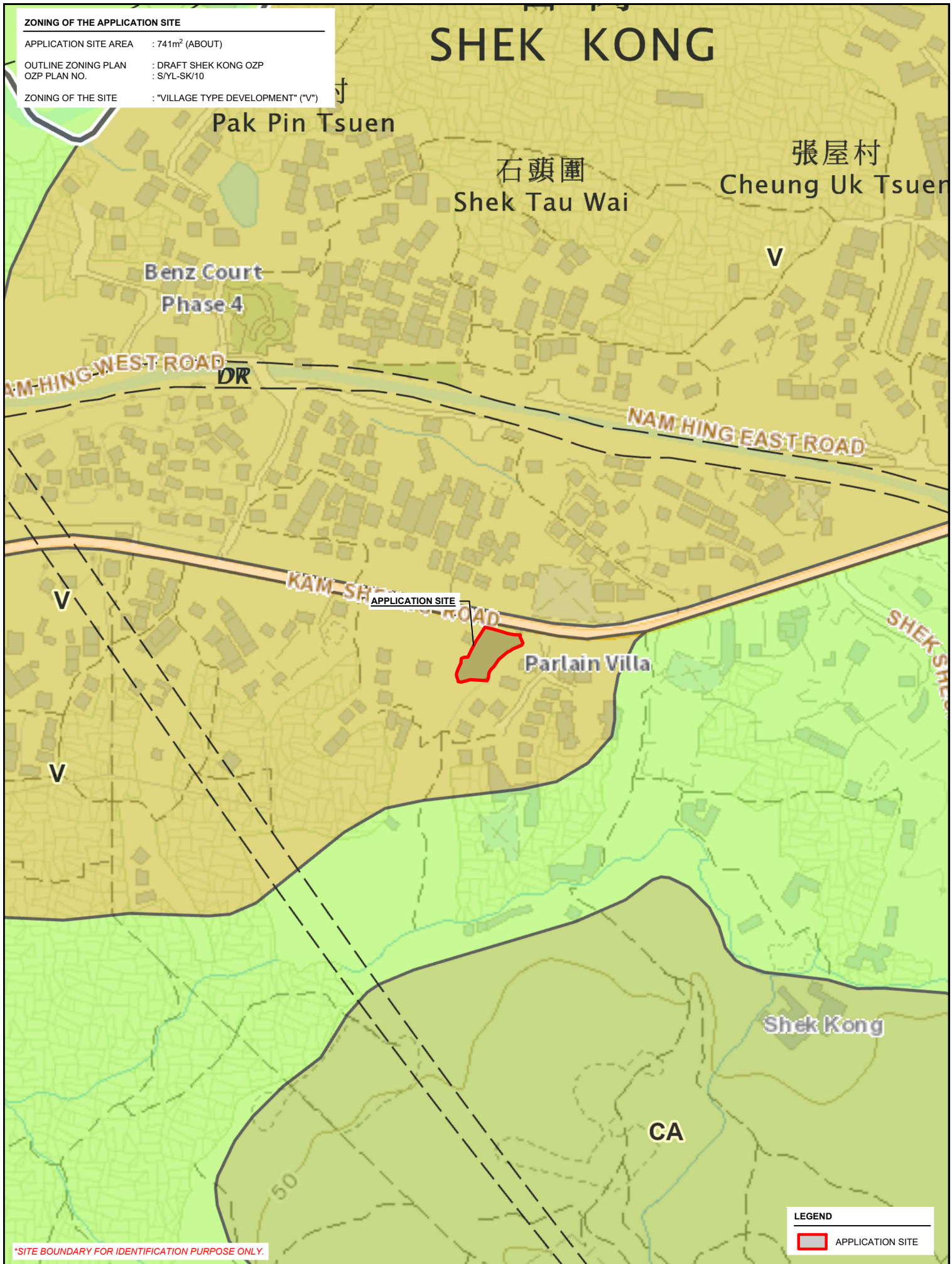
PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS	ADDRESS LOT 1284 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 3000 @ A4	TITLE LOCATION PLAN		
			DRAWN BY MN	DATE 23.1.2026	DWG NO. PLAN 1	VER. 001
			REVISED BY	DATE		



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 741m² (ABOUT)
 OUTLINE ZONING PLAN : DRAFT SHEK KONG OZP
 OZP PLAN NO. : S/YL-SK/10
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")


SHEK KONG



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

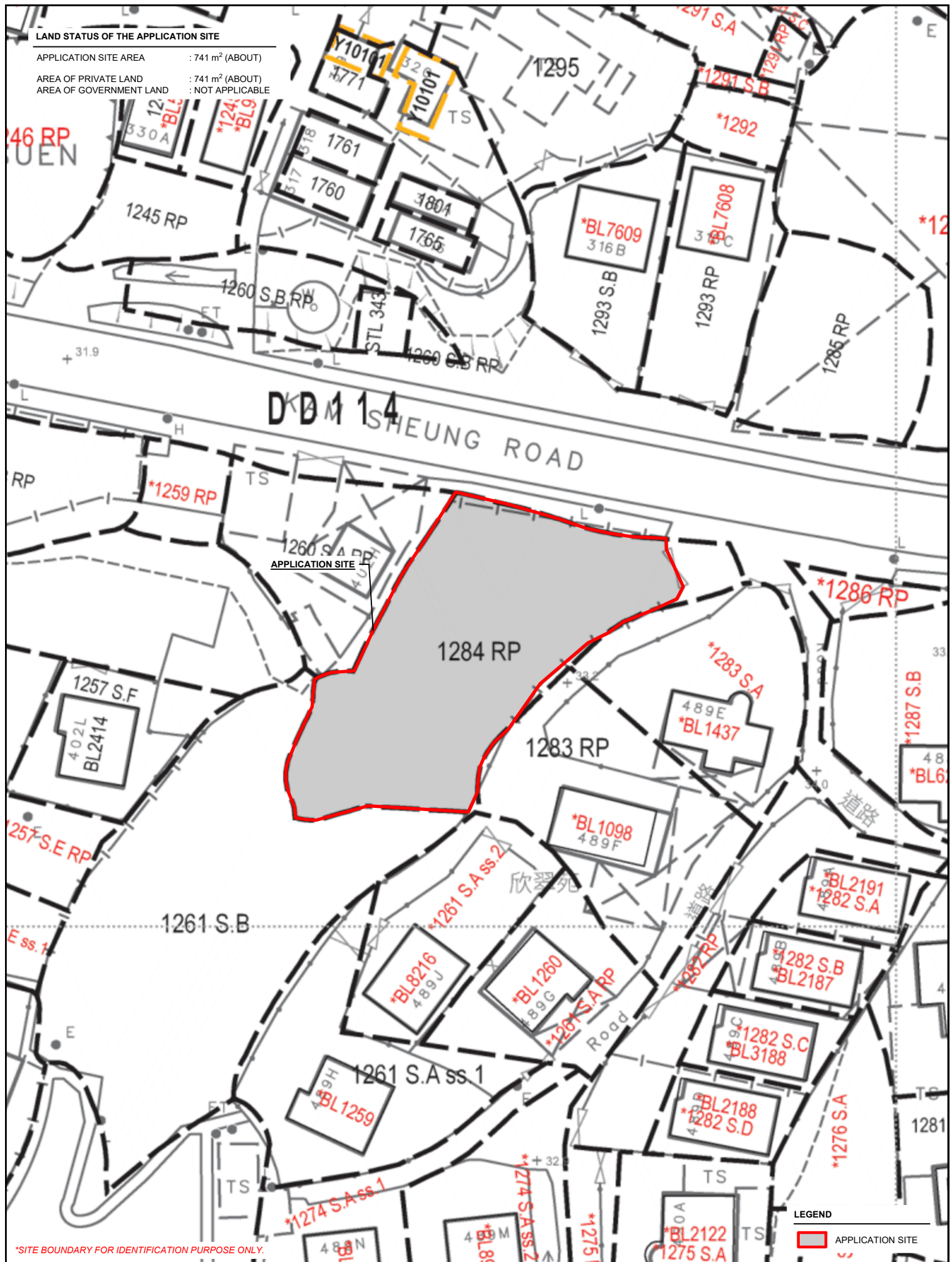
LEGEND

APPLICATION SITE

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS	ADDRESS LOT 1284 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 3000 @ A4		TITLE ZONING PLAN	
			DRAWN BY MN	DATE 23.1.2026	DWG NO. PLAN 2	VER. 001
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.			REVISED BY	DATE		

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 741 m² (ABOUT)
 AREA OF PRIVATE LAND : 741 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT
 PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

ADDRESS
 LOT 1284 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 500 @ A4

DRAWN BY
 MN

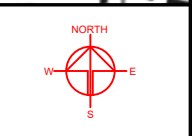
DATE
 23.1.2026

REVISED BY
 DATE

TITLE
 LAND STATUS

DWG NO.
 PLAN 3

VER.
 001



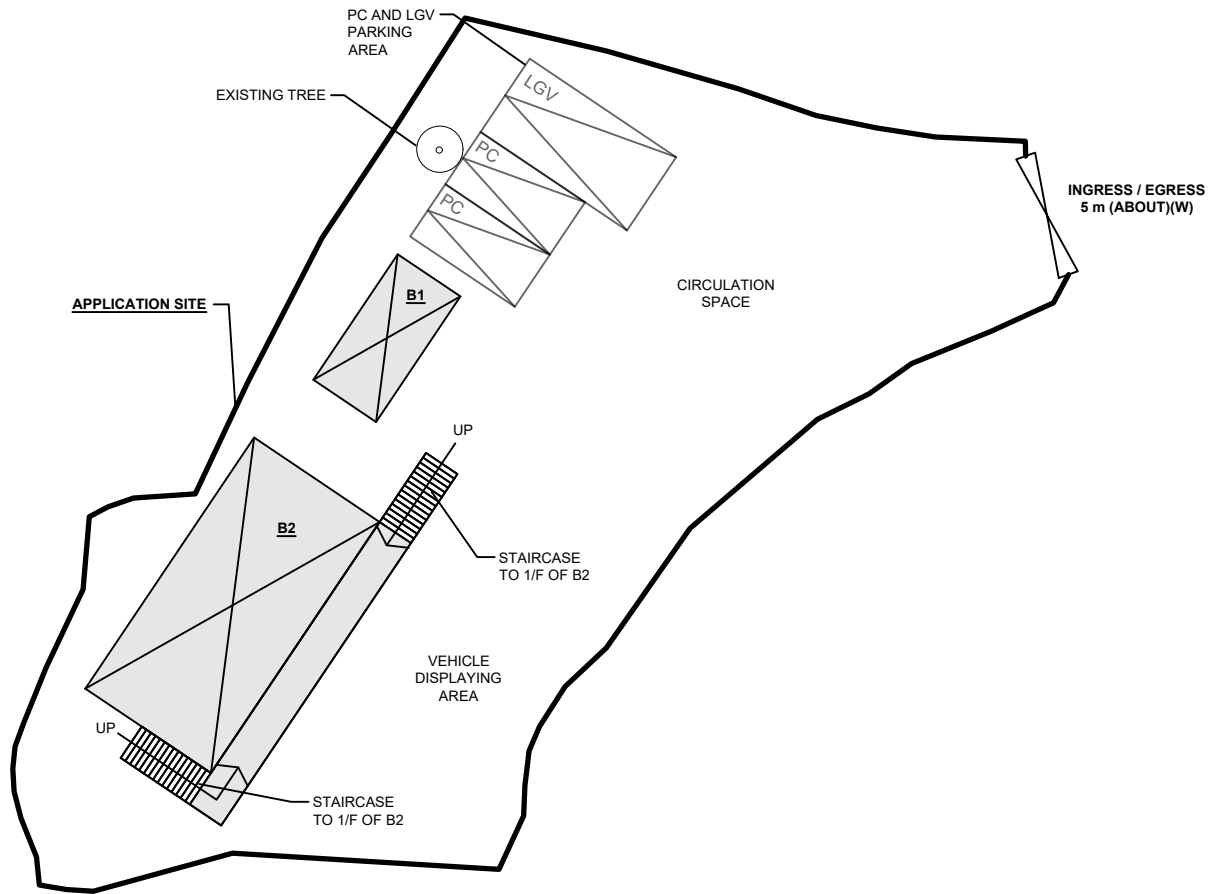
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 741 m ²	(ABOUT)
COVERED AREA	: 120 m ²	(ABOUT)
UNCOVERED AREA	: 621 m ²	(ABOUT)
PLOT RATIO	: 0.26	(ABOUT)
SITE COVERAGE	: 16 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 192 m ²	(ABOUT)
TOTAL GFA	: 192 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	STORAGE OF AUTO PARTS	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES, OFFICE AND WASHROOM	102 m ² (ABOUT)*	174 m ² (ABOUT)#	7 m (ABOUT)(2-STOREY)
TOTAL		120 m² (ABOUT)	192 m² (ABOUT)	

* COVERED AREA OF STRUCTURE B2:
72 m² (ENCLOSED) + 30 m² (STAIRCASES & WALKWAY AT 1/F) = 102 m² (ABOUT)

GFA OF STRUCTURE B2:
72 m² (G/F) + 72 m² (1/F) + 30 m² (STAIRCASES & WALKWAY AT 1/F) = 174 m² (ABOUT)



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS
- EXISTING TREE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS	ADDRESS LOT 1284 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 300 @ A4		TITLE LAYOUT PLAN	
			DRAWN BY MN	DATE 23.1.2026	DWG NO. PLAN 4	VER. 001

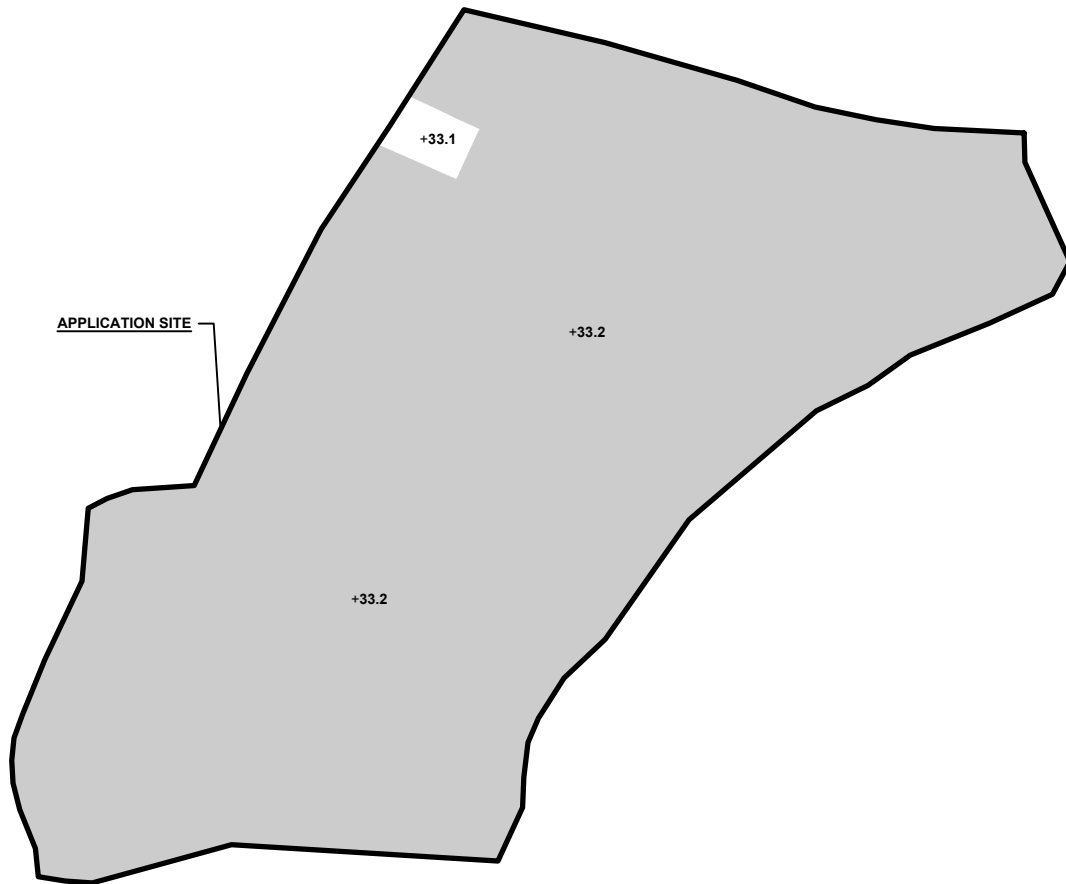


FILLING OF LAND OF THE APPLICATION SITE

APPLICATION SITE AREA	: 741 m ²	(ABOUT)
EXISTING FILLING OF LAND	: 734 m ²	(ABOUT)
DEPTH OF FILLING	: NOT MORE THAN 0.1 m	
EXISTING SITE LEVEL	: +33.2 mPD (ABOUT)	
MATERIAL OF FILLING	: CONCRETE	
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURE, CIRCULATION SPACE, VEHICLE DISPLAYING AREA	

THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED. THE CURRENT APPLICATION SERVES TO REGULARISE THE FILLING OF LAND AT THE APPLICATION SITE.

NO FURTHER FILLING OF LAND WILL BE CARRIED OUT BY THE APPLICANT AFTER OBTAINING PLANNING PERMISSION FROM THE TOWN PLANNING BOARD.

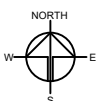


LEGEND

- APPLICATION SITE
- FILLING OF LAND AREA
- +33.2 EXISTING SITE LEVEL

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

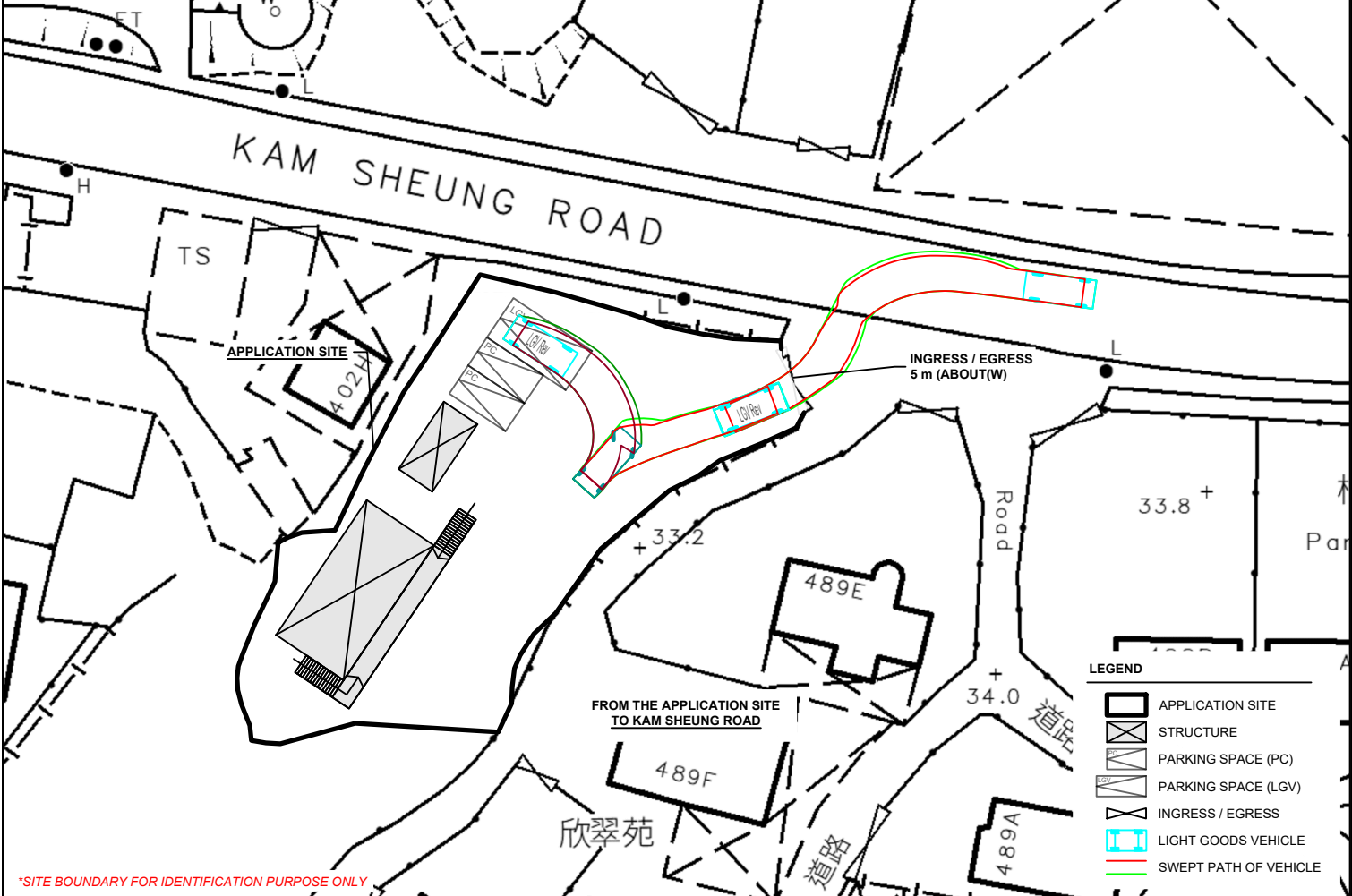
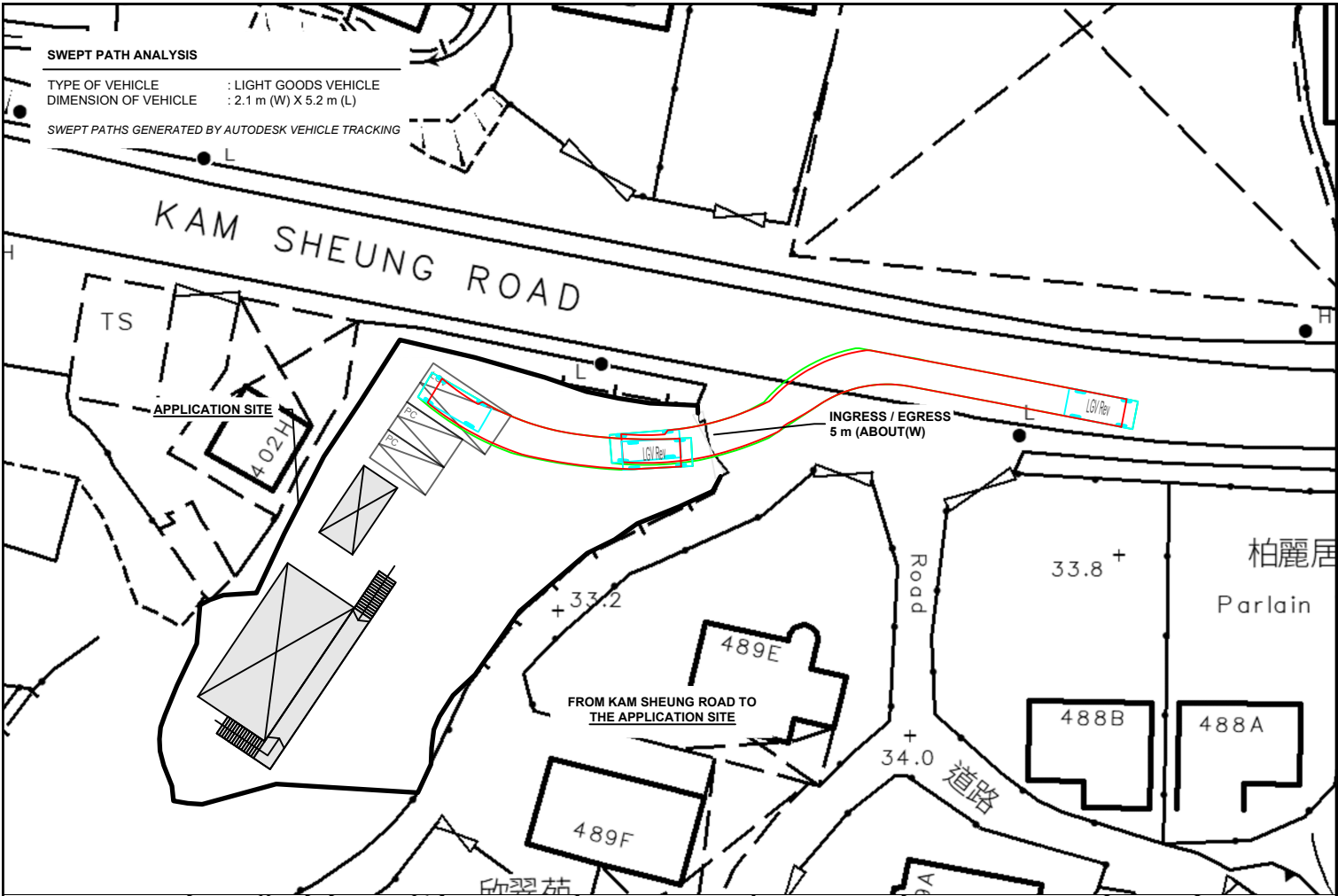
PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS	ADDRESS LOT 1284 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 300 @ A4		TITLE FILLING OF LAND
			DRAWN BY MN	DATE 23.1.2026		DWG NO. PLAN 5	VER. 001



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS	ADDRESS LOT 1284 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 500 @ A4		TITLE SWEPT PATH ANALYSIS
			DRAWN BY MN	DATE 23.1.2026		DWG NO. PLAN 6	VER. 001



寄件者: Christian Chim [REDACTED]
寄件日期: 2026年02月27日星期五 17:58
收件者: tpbpd/PLAND
副本: Jason Sek Hei WONG/PLAND; Athena Pui Yin LAI/PLAND; Bon Tang; Matthew Ng; Louis Tse; Danny Ng; Grace Wong
主旨: RE: [SI] S.16 Planning Application No. A/YL-SK/449 - Supplementary Information
附件: SI for A_YL-SK_449 (20260227).pdf
類別: Internet Email

Dear Sir,

We write to provide supplementary information **to supersede** our previous submission in the preceding message.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]

From: Christian Chim
Sent: Friday, February 27, 2026 12:22 PM
To: Town Planning Board <tpbpd@pland.gov.hk>
Cc: Jason Sek Hei WONG/PLAND <jshwong@pland.gov.hk>; Athena Pui Yin LAI/PLAND <apylai@pland.gov.hk>; Bon Tang [REDACTED]; Matthew Ng [REDACTED]; Louis Tse [REDACTED]; Danny Ng [REDACTED]; Grace Wong [REDACTED]
Subject: [SI] S.16 Planning Application No. A/YL-SK/449 - Supplementary Information

Dear Sir,

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

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]

Our Ref. : DD 114 Lot 1284 RP
Your Ref. : TPB/A/YL-SK/449

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

By E-mail

27 February 2026

Dear Sir,

Supplementary Information

**Proposed Temporary Shop and Services with Ancillary Facilities
and Associated Filling of Land for a Period of 5 Years in "Village Type Development" Zone,
Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/449)

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

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Jason WONG
(Attn.: Ms. Athena LAI

email: jshwong@pland.gov.hk)
email: apylai@pland.gov.hk)



Supplementary Information

**Proposed Temporary Shop and Services with Ancillary Facilities
and Associated Filling of Land for a Period of 5 Years in “Village Type Development” Zone,
Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories**

(Application No. A/YL-SK/449)

- (i) The applicant provides the following clarifications as per the comments from the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD):
- the proposed development intends to provide indoor and outdoor displaying space for about 20 nos. of brand-new and/or second-handed vehicles (private cars). For the indicative layout of the displaying space, please refer to **Annex 1**;
 - vehicles for display will be driven to the application site with trade licence by staff; and
 - as mentioned in Section 3.6 of the supplementary statement, the existing tree will be preserved in-situ. No tree felling will take place.

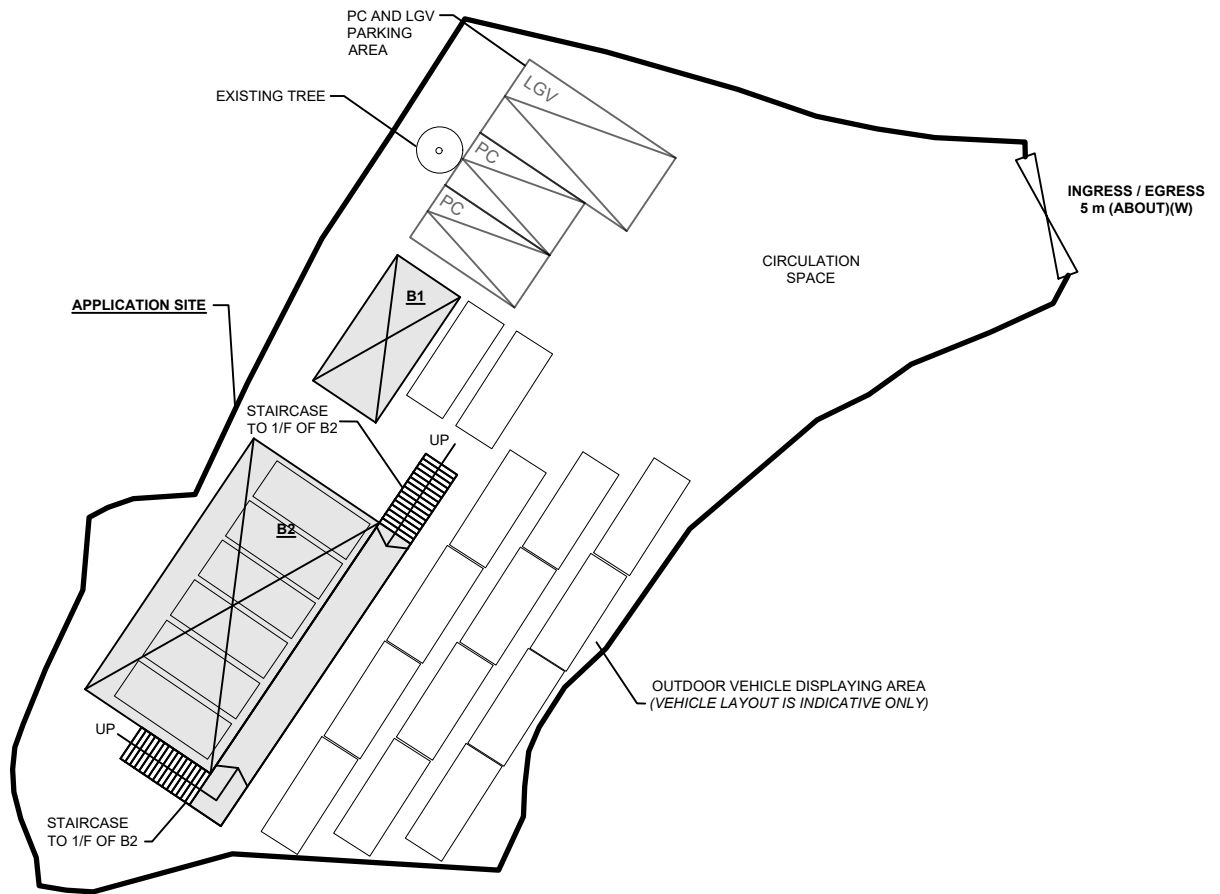
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 741 m ²	(ABOUT)
COVERED AREA	: 120 m ²	(ABOUT)
UNCOVERED AREA	: 621 m ²	(ABOUT)
PLOT RATIO	: 0.26	(ABOUT)
SITE COVERAGE	: 16 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 192 m ²	(ABOUT)
TOTAL GFA	: 192 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	STORAGE OF AUTO PARTS	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
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TOTAL		120 m² (ABOUT)	192 m² (ABOUT)	

* COVERED AREA OF STRUCTURE B2:
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GFA OF STRUCTURE B2:
72 m² (G/F) + 72 m² (1/F) + 30 m² (STAIRCASES & WALKWAY AT 1/F) = 174 m² (ABOUT)



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 1
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LEGEND

- APPLICATION SITE
- STRUCTURE
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- PARKING SPACE (LGV)
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PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS	ADDRESS LOT 1284 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 300 @ A4		TITLE INDICATIVE VEHICLE LAYOUT		NORTH
			DRAWN BY MN	DATE 27.2.2026	DWS NO. ANNEX 1	VER. 001	
			REVISED BY	DATE			



盈卓
規劃
有限公司

Our Ref. : DD 114 Lot 1284 RP
Your Ref. : TPB/A/YL-SK/449

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

By E-mail

27 March 2026

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities
and Associated Filling of Land for a Period of 5 Years in "Village Type Development" Zone,
Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/449)

We write to submit further information in response to departmental comments on the captioned application.

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Jason WONG

email: [REDACTED])



Response-to-Comment (RtC)

**Proposed Temporary Shop and Services with Ancillary Facilities
and Associated Filling of Land for a Period of 5 Years in “Village Type Development” Zone,
Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories**

(S.16 Application No. A/YL-SK/449)

(i) An RtC table:

Departmental Comments		Applicant’s Responses
1. Comments of the Director of Fire Services (D of FS)		
(a)	For enclosed structure with gross floor area not exceeding 230 m ² , i.e. Structure B1, portable fire extinguisher and stand-alone fire detector shall be provided.	Noted. Please refer to the revised fire service installations proposal at Annex 1 .
(b)	The applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans.	Noted.

Annex 1

Fire Service Installation Proposal



DEVELOPMENT PARAMETERS

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TOTAL		120 m² (ABOUT)	192 m² (ABOUT)	



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72 m² (ENCLOSED) + 30 m² (STAIRCASES & WALKWAY AT 1/F) = 102 m² (ABOUT)

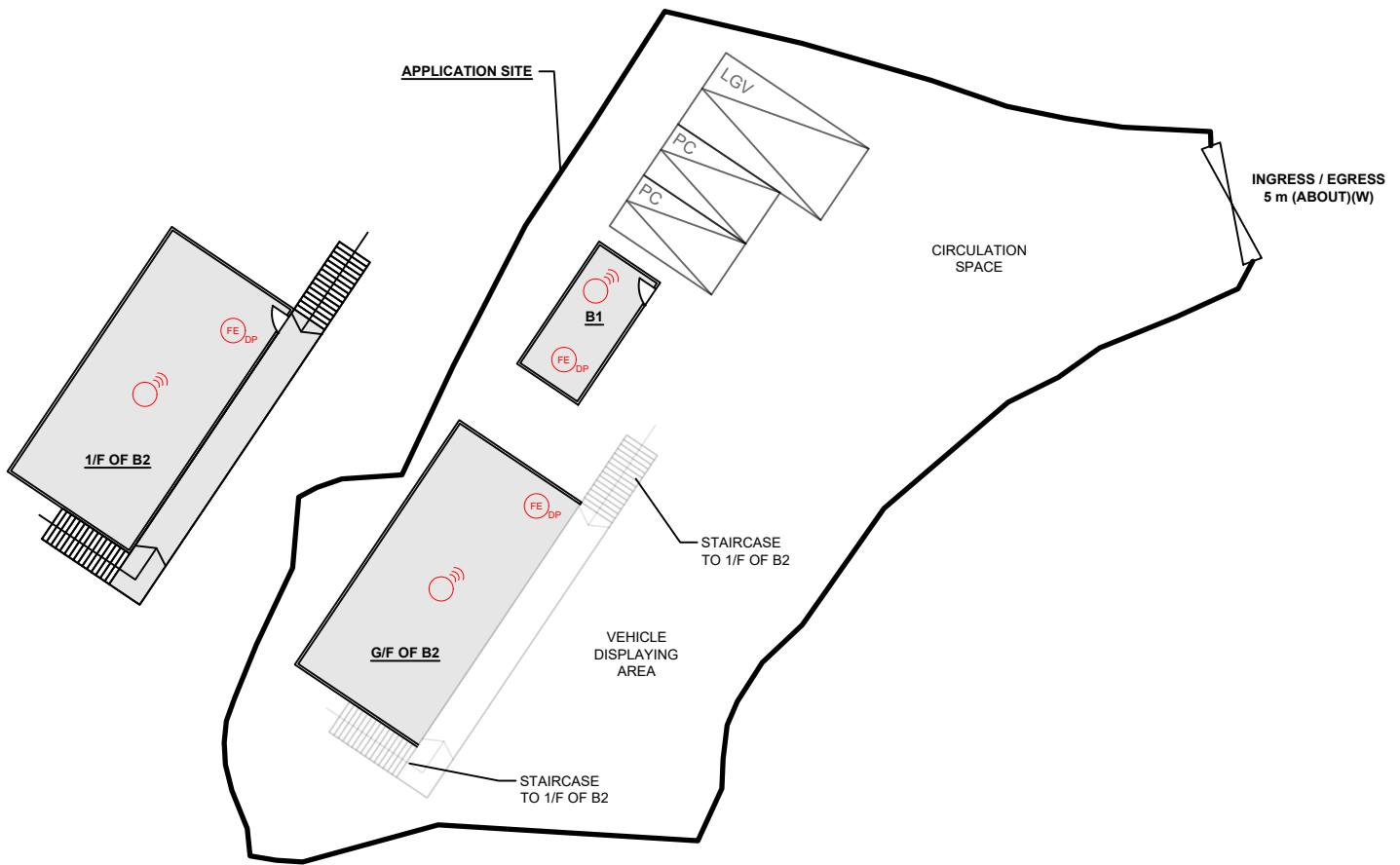
GFA OF STRUCTURE B2:
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PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

FIRE SERVICE INSTALLATIONS






-  STAND-ALONE FIRE DETECTOR
-  4 KG DRY POWDER TYPE FIRE EXTINGUISHER





FS NOTES:

- 1) SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- 2) IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- 3) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- 4) ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  PARKING SPACE (LGV)
-  INGRESS / EGRESS

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS	ADDRESS LOT 1284 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 300 @ A4	TITLE FSIS PROPOSAL		
			DRAWN BY MN	DATE 27.3.2026	DWG NO. ANNEX 1		VER. 001
			REVISED BY	DATE		

寄件者: Christian Chim [REDACTED]
寄件日期: 2026年04月09日星期四 15:09
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: RE: S.16 Planning Application No. A/YL-SK/449 - Further Information
附件: FI2 for A_YL-SK_449 (20260409).pdf
郵件標幟: 待處理
標幟狀態: 已標幟
類別: Internet Email

Dear Sir,

We write to submit further information in response to public comments on the captioned application. This is to supersede our previous submission in the appended message dated 8.4.2026 at 11:01hr.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

T: [REDACTED] | F: [REDACTED] | M: [REDACTED] | E: [REDACTED]

A: [REDACTED]

From: Christian Chim
Sent: Wednesday, April 8, 2026 11:01 AM
To: Town Planning Board <tpbpd@pland.gov.hk>
Cc: [REDACTED]
[REDACTED]
[REDACTED]

Subject: S.16 Planning Application No. A/YL-SK/449 - Further Information

Dear Sir,

We write to submit further information in response to public comments on the captioned application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

Our Ref. : [REDACTED]
Your Ref. : TPB/A/YL-SK/449

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

By E-mail

09 April 2026

Dear Sir,

2nd Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities
and Associated Filling of Land for a Period of 5 Years in "Village Type Development" Zone,
Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/449)

We write to submit further information in response to public comments on the captioned application.

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Jason WONG

email: [REDACTED])



Response-to-Comment (RtC)

**Proposed Temporary Shop and Services with Ancillary Facilities
and Associated Filling of Land for a Period of 5 Years in “Village Type Development” Zone,
Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories**

(S.16 Application No. A/YL-SK/449)

- (i) The applicant provides the following information in response to public comments received during the public inspection period of the captioned application:
- the previous tenant has already ceased the business of vehicle showroom at the application site upon expiry of the tenancy agreement;
 - the application site has been leased to a new tenant for vehicle showroom use;
 - the new tenant will be informed that the application site can be solely used as a vehicle showroom without any workshop activities, and no blockage of the access will be allowed; and
 - the new tenant will be asked to provide contact details in case of emergency.

Previous s.16 Applications at the Application Site (the Site)

Approved Applications

Application No.	Uses/Developments	Date of Consideration (Rural and New Town Planning Committee (RNTPC))
A/YL-SK/254	Proposed Temporary Shop and Services (Domestic Goods Retail Shop) for a Period of 5 Years	17.5.2019 (Revoked on 17.2.2022)
A/YL-SK/298	Proposed Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years	12.3.2021 (Revoked on 12.2.2025)

Similar s.16 Applications within the same “V” Zone and/or the adjoining “AGR” Zone on the OZP in the Vicinity of the Site in the Past 5 Years

Approved Applications

Application No.	Uses/Developments	Date of Consideration (RNTPC)
A/YL-SK/308	Proposed Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years	25.6.2021
A/YL-SK/336	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	25.11.2022
A/YL-SK/366	Renewal of Planning Approval for Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years	19.4.2024
A/YL-SK/434	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	21.11.2025

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot 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;
- there is no small house application under processing or approved at the Site; and
- advisory comments are in **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application 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; and
- advisory comments are in **Appendix IV**.

3. Drainage

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

- no objection in principle to the application;
- should the application be approved, conditions should be stipulated requiring the applicant to implement and maintain the accepted drainage facilities to his satisfaction or the Town Planning Board; and
- advisory comments are in **Appendix IV**.

4. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to the fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction;

- the FSIs proposal submitted by the applicant is considered acceptable; and
- advisory comments are in **Appendix IV**.

5. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the applied use would not generate traffic of heavy vehicles and involve dusty operation; and
- advisory comments are in **Appendix IV**.

6. Landscape

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

- no adverse comments on the application from landscape planning perspective;
- with reference to the aerial photo taken in 2025, the Site is located in an area of rural inland plain landscape character comprising village houses, farmlands, temporary structures, vegetated areas and tree clusters. The applied use is considered not entirely incompatible with the surrounding environment;
- according to site photos, the Site is fenced-off, paved and occupied by some containers. According to our record, some common species, including one *Ficus microcarpa* (細葉榕) with approx. 110cm DBH, are observed within the Site. As stated in the Application Form and Planning Statement, tree felling is not involved;
- significant adverse landscape impact arising from the application is not anticipated; and
- advisory comments are in **Appendix IV**.

7. Building Matters

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

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

8. District Officer's Comments

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

- no particular comments on the application; and

- his office has not received any comments from the locals upon close of consultation.

9. 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; 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 resolve any land issues relating to the proposed use with the concerned owner(s) of the the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner(s) shall apply to his office for Short Term Waiver(s) (STWs) to permit the structure(s) erected within the said private lot. The application for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD). The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) the proposed access arrangement of the Site should be commented and approved by TD;
 - (ii) HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Kam Sheung Road, including the local track; and
 - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant shall follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;

- (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”;
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant may be required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) the applicant shall submit a full set of FS 251, incorporating all proposed fire service installations (FSIs), for his further arrangement of the FSIs acceptance inspection; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- (i) it is noted that land filling will be carried out on the Site. The applicant should take appropriate tree protection measures, such as allowing adequate growing space for tree roots and crown spread for healthy growth of the existing trees; and
 - (ii) the approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to the commencement of the works;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that two structures and associated filling of land are proposed in the application. Before any new building works (including containers/open 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,

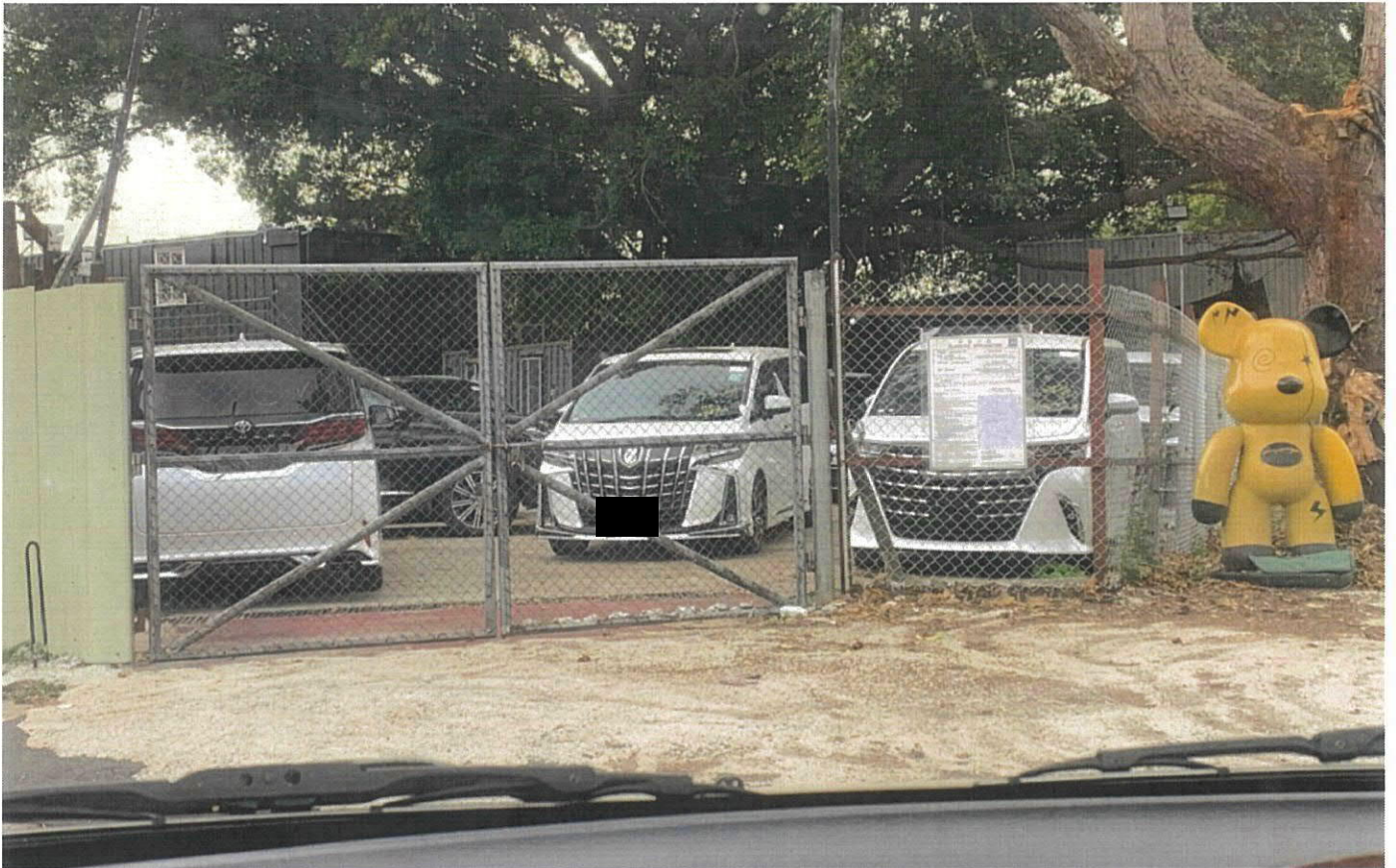
otherwise they are unauthorised building works (UBW) under the Building Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iv) 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;
- (v) 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
- (vi) detailed checking under the BO will be carried out at building plan submission stage.

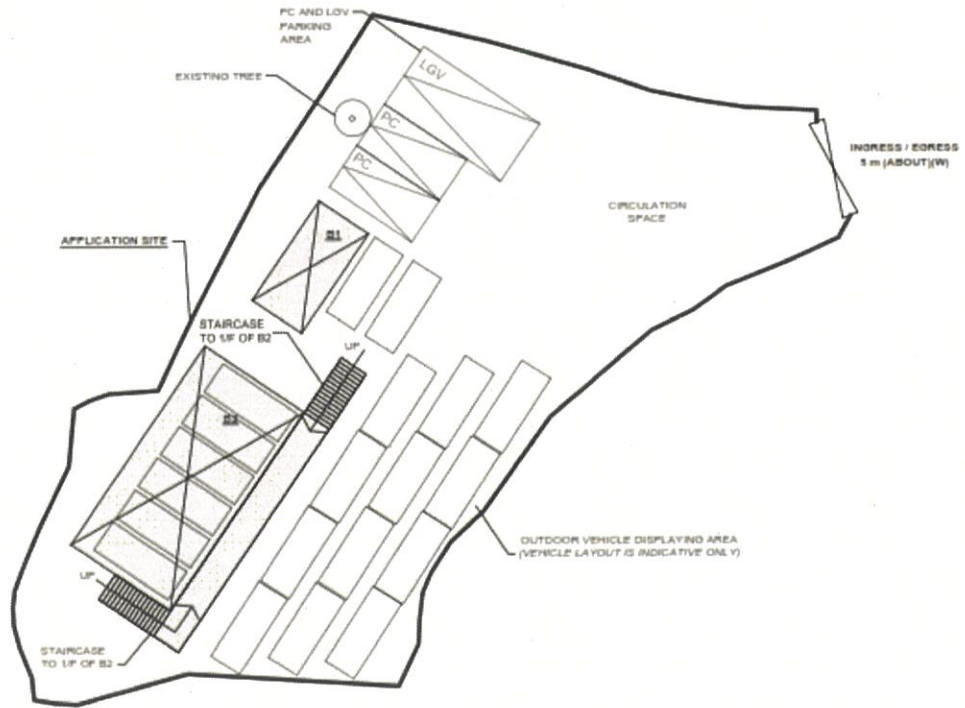
tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月09日星期一 16:11
收件者: tpbpd/PLAND
主旨: FW: AYL-SK /449
附件: AYL-SK 449.pdf; Planning_Statement_1.pdf
類別: Internet Email

At 1500 hrs on 9th March today another 7 seater vehicle entered and parked
Total 32 vehicles in the lease area



From: [REDACTED]
Sent: Monday, March 9, 2026 1:34 PM
To: 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>
Subject: AYL-SK /449



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	2
DIMENSION OF PARKING SPACE	5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	1
DIMENSION OF PARKING SPACE	7 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS
- EXISTING TREE

	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS	ADDRESS LOT 1284 RD (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES	SCALE 1:300 @ A4	TITLE INDICATIVE VEHICLE LAYOUT	
			DRAWN BY MN			DATE 27.2.2020
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY			REVISION BY SPT	DATE ANNEX 1	SHEET NO. 001



1100 hrs 09 March 2026 Locked No staff







So much for the 'circulation area'







擬議臨時商店及服務行業連附屬設施及相
Proposed Temporary Shop and Services with
Associated Filling of Land for a P

。有關意見必須於**2026年3月24日或之前**，以專人送達
 署15樓）、傳真（2877 0245或2522 8426）或電郵（

ment on this application. The comment must be made to the
 F, North Point Government Offices, 333 Java Road, North P
 6) or e-mail (tpbpd@pland.gov.hk) **on or before 24 Mar 2026.**

位置圖 Location Plan
 (只作識別用 for identification purpose)

第16條發出的申請 -
 tion 16 of the Town Planning Ordinance

2.) 就這項申請作出考慮前，登入委員會的
 tpb_application/5_11-SK_449.html
 表關這項申請 -
 sidered by the Town Planning Board (the
 e for public inspection on the Board's website
 application/A_YL-SK_449.html
 6) and at the following locations:
 ng Enquiry Counters, Planning Department

規劃申請
PLANNING APPLICATION

申請編號 Application No. **A/YL-SK449**

地點 Location
 (見下圖 See Plan Below)
 北區新界區(部分)第114號地段(北區)
 Lot 114A NP (Part) in D.D. 114, New Kowloon, Hong Kong

地帶及圖則 Zoning and Plan
 "住宅(綜合)"
 Residential (General)
 North West Kowloon District Planning Scheme No. 20

建議 Proposal
 擬議臨時商店及服務行業連附屬設施及相
 Proposed Temporary Shop and Services with Associated Filling of Land for a Parcel of 7,000 sqm

詳情 Particulars
 此項申請旨在申請在該地段內興建一座臨時商店及服務行業連附屬設施及相
 此項申請旨在申請在該地段內興建一座臨時商店及服務行業連附屬設施及相
 Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong, by 2026-03-24 or 2522 8426, or e-mail (tpbpd@pland.gov.hk) on or before 24 Mar 2026.

位置圖 Location Plan
 (只作識別用 for identification purpose only)

申請編號 Application No. A/YL-SK449

地點 Location
 (見下圖 See Plan Below)
 北區新界區(部分)第114號地段(北區)
 Lot 114A NP (Part) in D.D. 114, New Kowloon, Hong Kong

地帶及圖則 Zoning and Plan
 "住宅(綜合)"
 Residential (General)
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建議 Proposal
 擬議臨時商店及服務行業連附屬設施及相
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 Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong, by 2026-03-24 or 2522 8426, or e-mail (tpbpd@pland.gov.hk) on or before 24 Mar 2026.

位置圖 Location Plan
 (只作識別用 for identification purpose only)

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories (the Site) for 'Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years' (the proposed development) (Plans 1 to 3).
- 1.2 The proposed development is intended to serve as a vehicle showroom to bring convenience to nearby locals and business operators.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Village Type Development" ("V") on the Draft Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/10 (Plan 2). According to the Notes of the OZP, 'Shop and Services' is a Column 2 use within the "V" zone, which requires planning permission from the Board. Despite the Site falls within the "V" zone which is to designate both existing recognised villages and areas of land considered suitable for village expansion, other commercial uses may be permitted on application to the Board. The temporary basis of the proposed development would not frustrate the long-term planning intention of the "V" zone and can better utilise precious land resources in the New Territories. The building height of the proposed structure is lower than that of nearby village houses in its surrounding within the "V" zone, i.e. maximum building height of 3 storeys (8.23 m). Therefore, it is considered not incompatible with the surrounding environment.
- 2.2 The Site is subject of a previously approved application (No. A/YL-SK/298) for the same applied use submitted by a different applicant, which was approved by the Board for a period of 5 years in March 2021. Compared with the previously approved application, there are slight reductions in the site area (from 754 m² (about) to 741 m² (about); -13 m² (about)) and the total gross floor area (GFA) (from 213 m² (about) to 192 m² (about); -21 m² (about)). Besides, the nos. of structure under the current scheme have also reduced from 3 to 2.
- 2.3 Several similar applications (Nos. A/YL-SK/382, 405, 408, 409, 411 and 434) for 'Shop and Services' were approved by the Board between 2024 and 2025 within the "V" zone on the same OZP. Therefore, approval of the current application is in line with previous decisions of the Board and would not set an undesirable precedent within the "V" zone.

2.4 In support of the application, the applicant has submitted the latest proposal for fire service installations to enhance the fire safety of the proposed development, as well as the as-built drainage proposal accepted by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) under the previously approved application to minimise the potential adverse impact to the surrounding area (**Appendices I to II**). Upon obtaining relevant planning permission from the Board, the applicant will proceed to implement the accepted fire service installation proposal, and provide condition records of the drainage facilities.

3) Development Proposal

3.1 The Site occupies an area of 741 m² (about) (**Plan 3**). 2 nos. of temporary structure are proposed at the Site for shop and services, storage of auto parts, office and washroom with total gross floor area (GFA) of 192 m² (about) (**Plan 4**). The ancillary office is intended to provide indoor workspace for staff to support the daily operation of the proposed development. The remaining open area will be used for vehicle parking spaces, pedestrian circulation area, and vehicle displaying and circulation area. The operation hours are from 09:00 to 18:00 daily, including Sundays and public holidays. **In terms of the operation, a maximum of 20 vehicles will be displayed at the Site.** It is estimated that there will be a maximum of about 10 visitors per day and about **6 members of staff on the Site.** Detailed development parameters are shown at **Table 1** below:

Table 1 – Major development parameters

Site area	741 m ² (about)
Covered area	120 m ² (about)
Uncovered area	621 m ² (about)
Plot ratio	0.26 (about)
Site coverage	16% (about)
No. of structure	2
GFA	192 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	192 m ² (about)
Building height	3 m to 7 m (about)
No. of storey	1 to 2

3.2 The majority of the Site (i.e. 734 m² (about); 99% of the Site) has been covered with concrete of not more than 0.1 m in depth. The current site level with existing hard-paving is at +33.2 mPD (Plan 5). The current application serves to regularise the existing filling of land at the Site, which is to facilitate a flat surface for the erection of structures and the provision of vehicle displaying, parking and circulation area. It is considered necessary and has been kept to a minimum for the operation of the Site. The applicant will strictly follow the scheme, and no further filling of land will be carried out at the Site. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

3.3 The Site is accessible from Kam Sheung Road via a local access (Plan 1). A 5 m-wide (about) vehicular ingress/egress is proposed at the eastern portion of the Site. 3 nos. of parking space are provided at the Site for staff and visitors. Advanced booking will be required for visitors to use the parking spaces at the Site. Details of their provisions are shown at Table 2 below.

Table 2 – Parking provisions

Types of space	No. of space
Parking space for private cars (PC) - 2.5 m (W) x 5 m (L)	2
Parking space for light goods vehicles (LGV) - 3.5 m (W) x 7 m (L)	1

3.4 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (Plan 6). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian/road safety. As the trip generated/attracted by the Site is expected to be minimal, the adverse traffic impact to the surrounding road network is therefore not anticipated. Details of the trip generation/attraction are shown at Table 3 below.

Table 3 – Estimated trip generation/attraction

Time period	Estimated trip generation/attraction				2-way total
	PC		LGV		
	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	1	0	0	0	1
Trips at PM peak per hour (17:00 – 18:00)	0	1	0	0	1
Average trip per hour (10:00 – 17:00)	2	2	0.5	0.5	5

- 3.5 **No direct purchase of vehicle would be carried out at the Site.** Customers will collect the purchased vehicles elsewhere. No light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer will be allowed to enter/exit the site at any time during the approval period of the planning permission.
- 3.6 An existing tree (**Plan 4**) at the northern portion of the Site will continue to be well-preserved by the applicant during the approval period of the planning permission. Regular horticultural practice will be given to ensure the health condition of the existing tree.
- 3.7 No storage of dangerous goods will be allowed at the Site at any time during the approval period of the planning permission. **In addition, no car beauty, washing, cleansing, paint-spraying, repairing or other workshop activities will be carried at the Site.**
- 3.8 2.5 m high solid metal wall will be provided along the site boundary to minimise the potential nuisance to the surroundings. The boundary wall will be installed properly by licensed contractor to prevent misalignment, so as to ensure that there is no gap or slit on the boundary wall.
- 3.9 The applicant will comply with the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to **minimise adverse environmental impacts and nuisance to the surrounding areas.** The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, **Noise Control Ordinance** etc. at all times during the approval period of the planning permission.
- 3.10 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational.

3.11 The applicant will also implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. The design and construction of the system will strictly follow the requirements stipulated in *ProPECC PN 1/23*.

4) Conclusion

4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures e.g. the provision of the as-built drainage proposal accepted by CE/MN, DSD and implemented under the previously approved application, as well as the latest proposal for fire service installations have been provided by the applicant to mitigate any adverse impact arising from the proposed development.

4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for '**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'.

R-riches Planning Limited

February 2026

LIST OF APPENDICES

Appendix I	Fire service installations proposal
Appendix II	As-built drainage proposal accepted under previous application

LIST OF PLANS

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

Urgent Return receipt Expand Group Restricted Prevent Copy

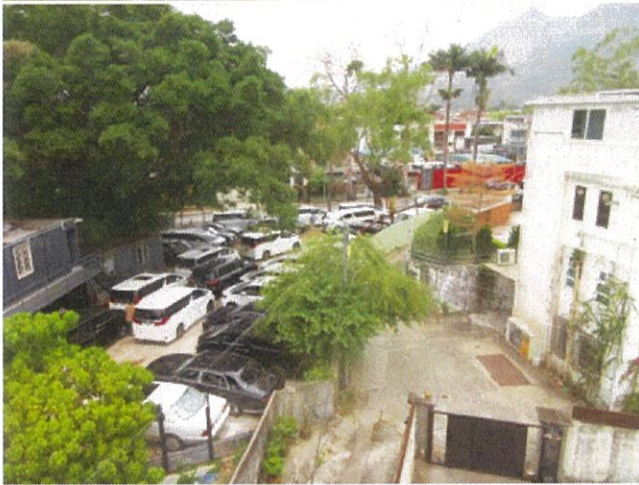
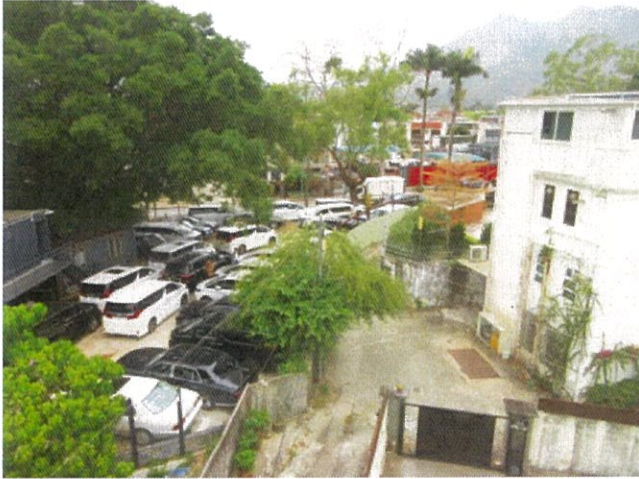
Ricky Kai Yin CHAN/PLAND

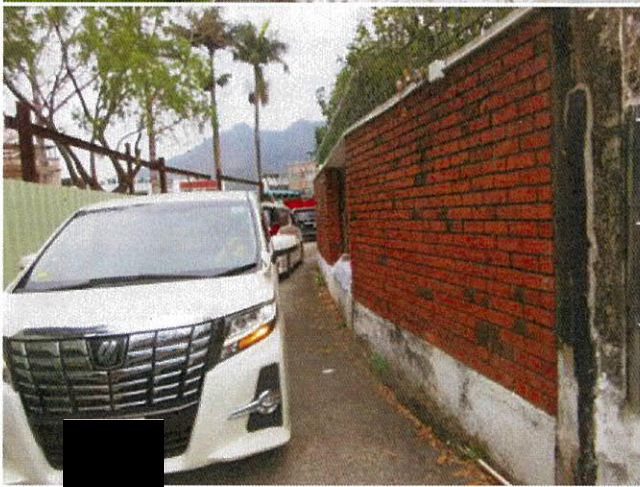
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寄件日期: 2026年3月10日星期二 下午 5:33
收件者: tpbpd/PLAND
主旨: Vehicles musical chairs
附件: Vehicles musical chairs.pdf

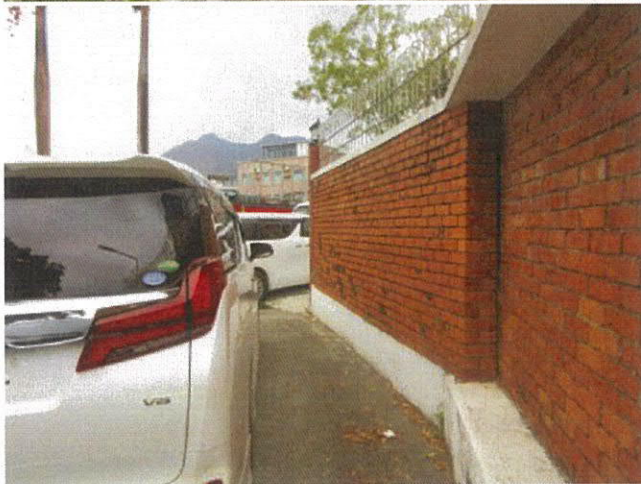
People speaking Mandarin

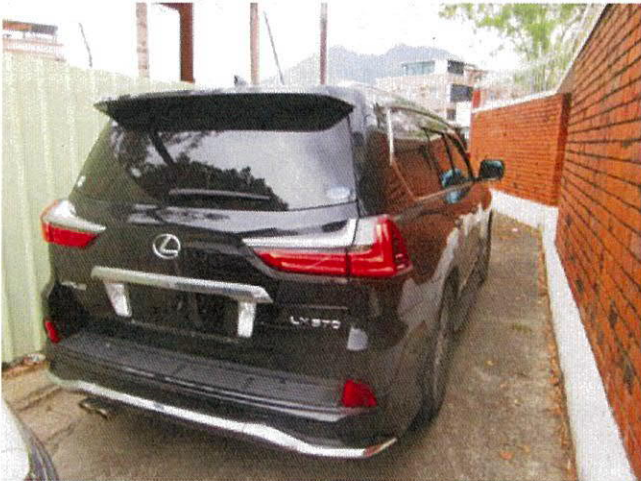
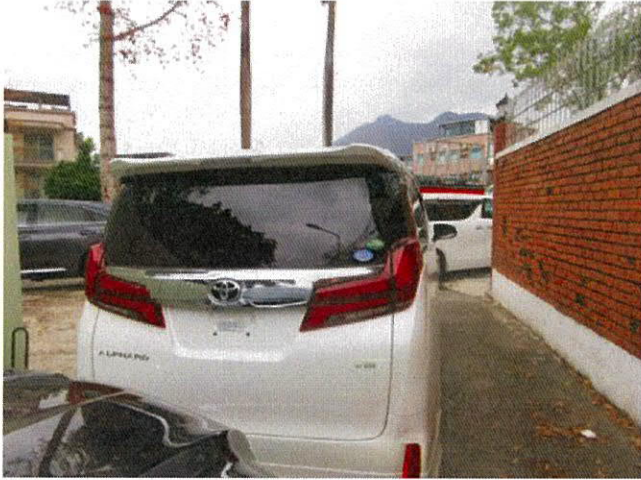
10th March 2026

A/YL-SK /449 DD114













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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月24日星期二 4:29
收件者: tpbpd/PLAND
主旨: A/YL-SK/449 DD 114 Kam Sheung Road Vehicle Showroom
類別: Internet Email

Dear TPB Members,

298 approved 12 Mar 2021 and was allowed to operate without fulfilling conditions until revocation on 12 Dec 2025.

This is shocking as the conditions involved are Fire and Drainage.

There is absolutely no justification to approve another 5 years.

Any approval should be limited to SIX MONTHS in order to concentrate minds of both govt officials and the operator that in the wake of the Tai Po fire there will be zero tolerance for foot dragging on conditions.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 16 February 2021 4:00 AM HKT
Subject: A/YL-SK/298 DD 114 Kam Sheung Road Vehicle Showroom

A/YL-SK/298

Lot 1284 RP (Part) in D.D. 114, Shek Kong, Yuen Long

Site area : About 754sq.m

Zoning: "VTD"

Applied use : Motor-vehicle Showroom / 5 Years / 3 Vehicle Parking

Dear TPB Members,

Urgent Return receipt Expand Group Restricted Prevent Copy

Application 249 that showed the true intention was withdrawn and the stated use replaced with the more innocuous **Domestic Good Retail Shop**.

Unfortunately the revised use escaped the attention of Joe Public and PlanD did not raise any warning signals by mentioning this so members approved Application 254.

*The proposed use was not entirely in line with the planning intention of the "Village Type Development" ("V") zone, **however it could serve the need of local community** and was not incompatible with the surrounding land uses.*

Now FOUR extensions of time later, the applicant reverts to the real purpose.

A vehicle showroom is certainly not the type of activity that should be approved for VTD zoning as it would set a precedent for the introduction of a wide variety of commercial uses that are not commensurate with the village planning intention.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, February 20, 2019 1:53:56 AM
Subject: A/YL-SK/249 DD 114 Kam Sheung Road

A/YL-SK/249
Lot 1284 RP (Part) in D.D. 114, Kam Sheung Road, Pat Heung
Site area : About 752.4m²
Zoning : "VTD"
Applied Use : Vehicle Showroom / 3 Vehicle Parking **5 Years**

Dear TPB Members,

Google Maps shows that this is part of a larger site that has been completely stripped of all vegetation, Destroy to Build, or evidence of previous unapproved land use?

It is obvious that this application is nothing more than a parking lot being dressed up as a 'showroom'.

Urgent Return receipt Expand Group Restricted Prevent Copy

The site is zoned for housing, the proposed use is inappropriate.

This application should be rejected in order to reduce brownfield uses that degrade the environment for genuine residents.

Mary Mulvihill