

By e-PASS 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 2026-04-09  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

e-form No. S16-III  
電子表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](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/zh/plan\\_application/apply.html](https://www.tpb.gov.hk/zh/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<br>請勿填寫此欄 | Application No.<br>申請編號 | A / YL-SK / 453 |
|                                 | Date Received<br>收到日期   | 2026-04-09      |

- 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。

|   |
|---|
| <b>1. Name of Applicant 申請人姓名/名稱</b>            |
| SAR Engineering Limited (特區工程有限公司) (Company 公司) |

|  |
|--|
| <b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b> |
| Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司) (Company 公司)  |

|  |  |
|--|--|
| <b>3. Application Site 申請地點</b>  |  |
| (a) Full address / location / demarcation district and lot number (if applicable).<br>詳細地址/地點/丈量約份及地段號碼(如適用) | Lot No. 782 (Part) in D.D. 114 and adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories  |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積  | <input checked="" type="checkbox"/> Site area 地盤面積 1464.5 sq.m 平方米 <input type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 54 sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積(倘有)  | 25 sq.m 平方米 <input checked="" type="checkbox"/> About 約  |

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

#### 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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

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

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of "current land owner(s)"#.

根據土地註冊處截至 ..... (日/月/年) 的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」#。

- (b) The applicant 申請人 –

- has obtained consent(s) of ..... "current land owner(s)"#.

已取得 ..... 名「現行土地擁有人」#的同意。

| Details of consent of "current land owner(s)"# obtained 取得「現行土地擁有人」#同意的詳情 |  |  |
|---|--|--|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>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 26/03/2026 (DD/MM/YYYY)  
於 26/03/2026 (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises& on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&
- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee& on 23/03/2026 (DD/MM/YYYY)  
於 23/03/2026 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

**Others 其他**

- others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

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

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

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

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

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

(b) Effective period of permission applied for  
申請的許可有效期

year(s) 年 .....

month(s) 個月 .....



|  |   |   |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
|--|---|---|--------------------------------|---|----------------|--------------------------------|--------------------------------|---------------------|--------------------------------|--------------------------------|-----------------|--------------------------------|--|---------------|--------------------------------|--|--------------------------|--------------------------------|--------------------------------|-------------------------|--------------------------------|--|-------------------|--------------------------------|--|----------------------|--------------------------------|--------------------------------|----------------------------------|--------------------------------|---|-------|--------------------------------|---|------|--------------------------|--|
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。) |   |   |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
| (i) Does the development proposal involve alteration of existing building?<br>擬議發展計劃是否包括現有建築物的改動?  | Yes 是 <input type="checkbox"/> Please provide details 請提供詳情<br>.....<br>No 否 <input type="checkbox"/>   |   |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程?   | <table border="0"> <tr> <td>Yes 是</td> <td><input type="checkbox"/></td> <td>(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)<br/>(請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td>Diversion of stream 河道改道</td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td>Filling of pond 填塘</td> </tr> <tr> <td></td> <td></td> <td>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</td> </tr> <tr> <td></td> <td></td> <td>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td>Filling of land 填土</td> </tr> <tr> <td></td> <td></td> <td>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</td> </tr> <tr> <td></td> <td></td> <td>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</td> </tr> <tr> <td></td> <td><input type="checkbox"/></td> <td>Excavation of land 挖土</td> </tr> <tr> <td></td> <td></td> <td>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</td> </tr> <tr> <td></td> <td></td> <td>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</td> </tr> <tr> <td>No 否</td> <td><input type="checkbox"/></td> <td></td> </tr> </table> | Yes 是   | <input type="checkbox"/>       | (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)<br>(請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) |                | <input type="checkbox"/>       | Diversion of stream 河道改道       |                     | <input type="checkbox"/>       | Filling of pond 填塘             |                 |                                | Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 |               |                                | Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 |                          | <input type="checkbox"/>       | Filling of land 填土             |                         |                                | Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 |                   |                                | Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 |                      | <input type="checkbox"/>       | Excavation of land 挖土          |                                  |                                | Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 |       |                                | Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 | No 否 | <input type="checkbox"/> |  |
| Yes 是  | <input type="checkbox"/>  | (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)<br>(請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
|  | <input type="checkbox"/>  | Diversion of stream 河道改道  |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
|  | <input type="checkbox"/>  | Filling of pond 填塘  |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
|  |   | Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
|  |   | Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
|  | <input type="checkbox"/>  | Filling of land 填土  |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
|  |   | Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
|  |   | Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
|  | <input type="checkbox"/>  | Excavation of land 挖土   |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
|  |   | Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約   |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
|  |   | Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約   |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
| No 否   | <input type="checkbox"/>  |   |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響?   | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>_____</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>  | On environment 對環境  | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/>  | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/>                                       | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/>                                   | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/>                                       | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/>                                   | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/>  | _____ | Yes 會 <input type="checkbox"/> | No 不會 <input type="checkbox"/>                                      |      |                          |  |
| On environment 對環境   | Yes 會 <input type="checkbox"/>  | No 不會 <input type="checkbox"/>  |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
| On traffic 對交通   | Yes 會 <input type="checkbox"/>  | No 不會 <input type="checkbox"/>  |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
| On water supply 對供水  | Yes 會 <input type="checkbox"/>  | No 不會 <input type="checkbox"/>  |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
| On drainage 對排水  | Yes 會 <input type="checkbox"/>  | No 不會 <input type="checkbox"/>  |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
| On slopes 對斜坡  | Yes 會 <input type="checkbox"/>  | No 不會 <input type="checkbox"/>  |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
| Affected by slopes 受斜坡影響   | Yes 會 <input type="checkbox"/>  | No 不會 <input type="checkbox"/>  |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
| Landscape Impact 構成景觀影響  | Yes 會 <input type="checkbox"/>  | No 不會 <input type="checkbox"/>  |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
| Tree Felling 砍伐樹木  | Yes 會 <input type="checkbox"/>  | No 不會 <input type="checkbox"/>  |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
| Visual Impact 構成視覺影響   | Yes 會 <input type="checkbox"/>  | No 不會 <input type="checkbox"/>  |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
| Others (Please Specify) 其他 (請列明)   | Yes 會 <input type="checkbox"/>  | No 不會 <input type="checkbox"/>  |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |
| _____  | Yes 會 <input type="checkbox"/>  | No 不會 <input type="checkbox"/>  |                                |   |                |                                |                                |                     |                                |                                |                 |                                |  |               |                                |  |                          |                                |                                |                         |                                |  |                   |                                |  |                      |                                |                                |                                  |                                |   |       |                                |   |      |                          |  |

|  |   |
|--|---|
|  | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <hr/> |
|--|---|

| <b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b><br><b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b> |  |
|--|--|
| (a) Application number to which the permission relates<br>與許可有關的申請編號   | <b>A/YL-SK /344</b>  |
| (b) Date of approval<br>獲批給許可的日期   | <u>09/06/2023</u> (DD 日/MM 月/YYYY 年)   |
| (c) Date of expiry<br>許可屆滿日期   | <u>09/06/2026</u> (DD 日/MM 月/YYYY 年)   |
| (d) Approved use/development<br>已批給許可的用途/發展  | Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years |



## 7. Justifications 理由

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

Please refer to the Planning Statement at Appendix I.

## 8. Declaration 聲明

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

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

Signature  
簽署

Signed with recognised  
e-signature  
Signer: Tang Hui Ling

Applicant 申請人 /  Authorised Agent 獲授權代理人

Assistant Town Planner

Name  
姓名

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  
專業資格

Member 會員 /  Fellow of 資深會員

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /

HKIS 香港測量師學會 /  HKIE 香港工程師學會 /

HKILA 香港園境師學會 /  HKIUD 香港城市設計學會 /

RPP 註冊專業規劃師

Others 其他

On behalf of 代表

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

### Remark 備註

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

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

### Warning 警告

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

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

### Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

| Gist of Application 申請摘要  |  |  |   |
|---|--|--|---|
| (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)<br>(請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。) |  |  |   |
| Application No.<br>申請編號   | (For Official Use Only) (請勿填寫此欄)   |  |   |
| Location/address<br>位置/地址   | Lot No. 782 (Part) in D.D. 114 and adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories  |  |   |
| Site area<br>地盤面積   | 1464.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 25 sq. m 平方米 <input checked="" type="checkbox"/> About 約)  |  |   |
| Plan<br>圖則  | Draft Shek Kong Outline Zoning Plan No. S/YL-SK/10   |  |   |
| Zoning<br>地帶  | Village Type Development ( "V" )   |  |   |
| Type of Application<br>申請類別   | <input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區的臨時用途/發展為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____<br><input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期<br><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> _____ <input type="checkbox"/> Month(s) 月 _____ |  |   |
| Applied use/<br>development<br>申請用途/發展  | Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years   |  |   |
| (i) Gross floor area and/or plot ratio<br>總樓面面積及/或地積比率  |  | sq.m 平方米   | Plot Ratio 地積比率   |
|   | Domestic<br>住用   | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於               | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                  |
|   | Non-domestic<br>非住用  | 54 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 0.037 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |

|  |   |   |
|--|---|---|
| (ii) No. of blocks<br>幢數   | Domestic<br>住用  |   |
|  | Non-domestic<br>非住用   | 1   |
| (iii) Building height/No. of storeys<br>建築物高度/層數                         | Domestic<br>住用  | m 米<br><input type="checkbox"/> (Not more than 不多於)                       |
|  |   | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)              |
|  | Non-domestic<br>非住用   | 3 m 米<br><input checked="" type="checkbox"/> (Not more than 不多於)          |
|  |   | 1 Storeys(s) 層<br><input checked="" type="checkbox"/> (Not more than 不多於) |
| (iv) Site coverage<br>上蓋面積   | 3.7 %   | <input checked="" type="checkbox"/> About 約                               |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數                           | 27  |
|  | Private Car Parking Spaces 私家車車位                                    | 15  |
|  | Motorcycle Parking Spaces 電單車車位                                     |   |
|  | Light Goods Vehicle Parking Spaces 輕型貨車泊車位                          | 12  |
|  | Medium Goods Vehicle Parking Spaces 中型貨車泊車位                         |   |
|  | Heavy Goods Vehicle Parking Spaces 重型貨車泊車位                          |   |
|  | Others (Please Specify) 其他 (請列明)                                    |   |
|  | _____   | _____   |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位/停車處總數 | _____   |
|  | Taxi Spaces 的士車位  | _____   |
|  | Coach Spaces 旅遊巴車位  | _____   |
|  | Light Goods Vehicle Spaces 輕型貨車車位                                   | _____   |
|  | Medium Goods Vehicle Spaces 中型貨車位                                   | _____   |
|  | Heavy Goods Vehicle Spaces 重型貨車車位                                   | _____   |
|  | Others (Please Specify) 其他 (請列明)                                    | _____   |
|  | _____   | _____   |

| <b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>                          |                                     |                                     |
|---|-------------------------------------|-------------------------------------|
|   | <u>Chinese</u><br>中文                | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 圖則及繪圖</u></b>  |                                     |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Elevation(s) 立視圖  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                        | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                             | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）   |                                     |                                     |
| <u>Location Plan</u>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <u>Lot Index Plan</u>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <u>Tree Preservation Proposal</u>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <u>Drainage Proposal</u>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <u>Swept Path Analysis (Vehicle In)</u>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <u>Swept Path Analysis (Vehicle Out)</u>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <u>FSI proposal</u>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b><u>Reports 報告書</u></b>   |                                     |                                     |
| Planning Statement/Justifications 規劃綱領/理據   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估                                  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                               | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Landscape impact assessment 景觀影響評估  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Tree Survey 樹木調查  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影響評估   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Drainage impact assessment 排水影響評估   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影響評估   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Risk Assessment 風險評估  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Air Ventilation Assessment 空氣流通評估   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Management Plan 管理計劃  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Social Impact Assessment 社會影響評估   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Heritage Impact Assessment  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Ecological Impact Assessment 生態影響評估   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Conservation Management Plan 保育管理計劃   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）   |                                     |                                     |
| <u>Executive Summary</u>  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Compliance letters under previous applications</u>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委

### Executive Summary

1. The application site (the Site) is on Lot No. 782 (Part) in D.D. 114 and adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories.
2. The site area is about 1,464.5 m<sup>2</sup>, including about 25 m<sup>2</sup> of Government Land.
3. The application site falls within an area zoned “Village Type Development” (“V”) on the Draft Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/10.
4. The application is for renewal of planning approval for ‘Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)’ for a period of 3 years.
5. A total of 27 nos. of parking space for private cars and light goods vehicles are provided at the Site.
6. Operation hours are from 8 a.m. to 10 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

### 行政摘要

1. 申請地點位於新界元朗錦上路丈量約份第 114 約地段第 782 號（部分）和毗連政府土地。
2. 申請地點的面積約 1,464.5 平方米，包括約 25 平方米的政府土地。
3. 申請地點在《石崗分區計劃大綱草圖編號 S/YL-SK/10》上劃為「鄉村式發展」地帶。
4. 規劃許可續期的申請用途為「臨時公眾停車場（私家車及輕型貨車）的規劃許可續期」（為期 3 年）。
5. 申請地點提供合共 27 個私家車及輕型貨車泊位。
6. 營運時間為每日上午 8 時至晚上 10 時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

## **Planning Statement**

### **Introduction**

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of SAR Engineering Limited (“the Applicant”) in support of the planning application for the renewal of planning approval for ‘Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles)’ for a period of 3 years (“the Development”) at Lot No. 782 (Part) in D.D. 114 and adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

### **Application Site (Plans 1 and 2)**

2. The Site comprises Lot No. 782 (Part) in D.D. 114 and adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories. The Site is accessible from Kam Sheung Road leading to the ingress to its north.
3. The site area is about 1,464.5 m<sup>2</sup>, including about 25 m<sup>2</sup> of Government Land.
4. The Site is the subject of a previous application No. A/YL-SK/344 for the same applied use submitted by the same applicant. All approval conditions were satisfactorily complied with by the Applicant. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

### **Planning Context**

5. The Site falls within an area zoned “Village Type Development” (“V”) on the Draft Shek Kong Outline Zoning Plan (the “OZP”) No. S/YL-SK/10.
6. The planning intention of the “V” zone is primarily intended for development of Small Houses by indigenous villagers. Other commercial, community and recreational uses may be permitted on application to the Board.
7. Provided that the Development is temporary in nature, renewal of planning approval on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “V” zone.

### **TPB Planning Guidelines**

8. The TPB Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) is relevant to the application.
9. The application is in line with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application; all approval

conditions of the previous approval were satisfactorily complied with; and the time period sought does not exceed the duration of the previous approval.

**Development Parameters**

(a) Parking Spaces

- 10. The vehicle park serves to meet the parking demand of residents in the vicinity and reduces the illegal road side parking problem. 15 nos. of parking space for private cars and 12 nos. of parking space for light goods vehicles (LGV) are provided at the Site respectively (**Plan 3**). The number and type of parking spaces provided remain the same as the previously approved application A/YL-SK/344.
- 11. Sufficient space is provided for vehicle manoeuvring within the Site (**Plans 6 & 7**). No parking, reversing or turning of vehicles on public road is expected.

(b) Operation Hours

- 12. Operation hours are from 8 a.m. to 10 p.m. daily (including Sundays and public holidays).

(c) Structure

- 13. A one-storey structure for ancillary office and storeroom use is located at the eastern portion of the Site. The GFA, height and dimensions of the structure is same as the previously approved application A/YL-SK/344.

| No. | Usage                          | Covered Area     | Floor Area       | Height | No of Storey |
|-----|--------------------------------|------------------|------------------|--------|--------------|
| 1   | Ancillary Office and Storeroom | 54m <sup>2</sup> | 54m <sup>2</sup> | 3.0m   | 1            |

(d) Access to adjacent site

- 14. Another site, currently used for parking of vehicles, can be found on the eastern/south-eastern portion of the Site which is out of the site boundary under the current application. Access to that site is viable only via the Site under the current application. Hence, access to adjacent site is reserved in the current application.

**Previous Applications**

- 15. The Site, in part or in whole, is the subject of 6 previous applications approved by the Rural and New Town Planning Committee (“the Committee”):

| Application No. | Applied Use   | Date of Approval |
|-----------------|---|------------------|
| A/YL-SK/137     | Temporary Car Park (Private Cars and Light/Medium Goods Vehicles) for a Period of 3 Years | 30.3.2007        |

|             |   |           |
|-------------|---|-----------|
| A/YL-SK/158 | Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years                                  | 24.9.2010 |
| A/YL-SK/196 | Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years                                  | 8.11.2013 |
| A/YL-SK/221 | Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years                                  | 9.6.2017  |
| A/YL-SK/278 | Renewal of Planning Approval for Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years | 29.5.2020 |
| A/YL-SK/344 | Renewal of Planning Approval for Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years | 9.6.2023  |

16. The previous applications were approved mainly on considerations that approval of temporary uses would not frustrate the long-term use of the area; compatible with the surrounding areas; the concerns of relevant government departments could be addressed by means of approval conditions; and the applicant complied with all approval conditions.
17. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous approval.
18. The latest previous approval no. A/YL-SK/344 for the same applied use submitted by the same applicant was approved by the Committee on 9.6.2023. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

### Similar Applications

19. There are 3 similar applications for vehicle park use approved by the Committee within the “V” zone on the OZP in the past 3 years:

| Application No. | Applied Use   | Date of Approval |
|-----------------|---|------------------|
| A/YL-SK/367     | Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Filling of Land  | 7.6.2024         |
| A/YL-SK/411     | Proposed Temporary Shop and Services and Public Vehicle Park (excluding Container Vehicle) and Associated Filling of Land for a Period of 5 Years                             | 11.4.2025        |
| A/YL-SK/421     | Proposed Temporary Public Vehicle Park (Private Cars, Motorcycles and Light Goods Vehicles Only) with Ancillary Office and Associated Filling of Land for a Period of 3 Years | 19.12.2025       |

20. The similar applications were approved by the Committee between 2024 and 2025 on considerations that temporary approval would not frustrate the long-term planning intention of the “V” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.

21. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

### **No Adverse Impacts to the Surroundings**

#### Visual and Landscape

22. The Development involves the erection of single-storey temporary structure, the applied use is considered not incompatible with surrounding land uses intermixed with residential structures, open storage yards and grassland.
23. The tree preservation and landscape proposal is the same as the approved tree preservation and landscape proposal under previously approved application A/YL-SK/344, which involved 30 existing trees. Please refer to the tree preservation and landscape proposal (**Plan 4**) for details.
24. All the existing trees will be properly maintained. The operator will preserve the trees within the Site all the time. Regular horticultural maintenance such as watering, weeding, fertilizer application and pruning, etc. shall be undertaken when necessary to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office including Tree care during construction and Pictorial guide for tree maintenance.

#### Traffic

25. Given the same number of parking spaces are provided, the daily trip generation and attraction rate is expected to be 16 (8 for in and 8 for out), which is same as the previously approved application A/YL-SK/344. No significant adverse traffic impact is expected.
26. No parking, reversing or turning of vehicles on public road is expected. No container vehicles and vehicles exceeding 5.5 tonnes are allowed to be parked at the Site. No vehicle without valid licence issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations is allowed to be parked at the Site.

#### Environment

27. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
28. The Development is intended for the use of parking of vehicles only. No container vehicles/tractors and vehicles exceeding 5.5 tonnes will be allowed to park at, stall at, enter or exit the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

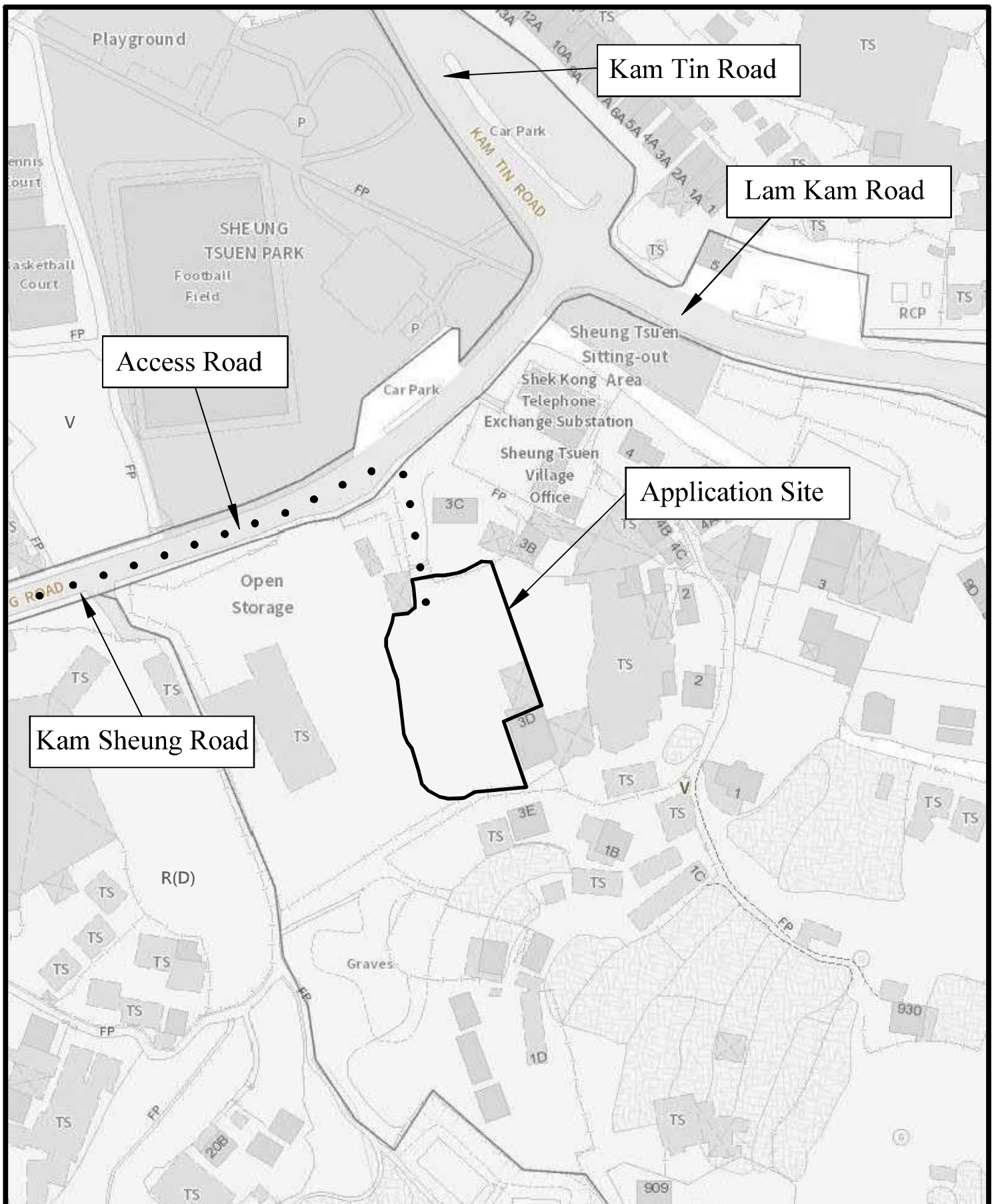
#### Drainage

29. Two 350mm U-channels have been constructed on the western and southern portion of the Site. These two channels converge at a catch-pit connecting to a public stream. This drainage proposal is same as the previously approved application A/YL-SK/278 (**Annex Ia**). Upon approval of the application, the applicant is dedicated to maintain the existing drainage facilities in good conditions throughout the planning approval period. Please refer to the drainage proposal (**Plan 5**) for details.
30. As mentioned in Sections 4 & 18 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/YL-SK/344.

Fire Safety

31. The fire service installations (FSI) proposal (**Plan 8**) was accepted by the Director of Fire Services (D of FS) under the previous application no. A/YL-SK/344 on 19.10.2023 (**Annex Ib**). The subsequent FSI implementation was accepted by D of FS on 13.5.2024 (**Annex Ic**).
32. The Applicant has requested relevant contractors for FSI inspection on site. Valid FS251 certificates will be submitted for the perusal of D of FS upon completion of the proper inspection.
33. As mentioned in Sections 4 & 18 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/YL-SK/344.

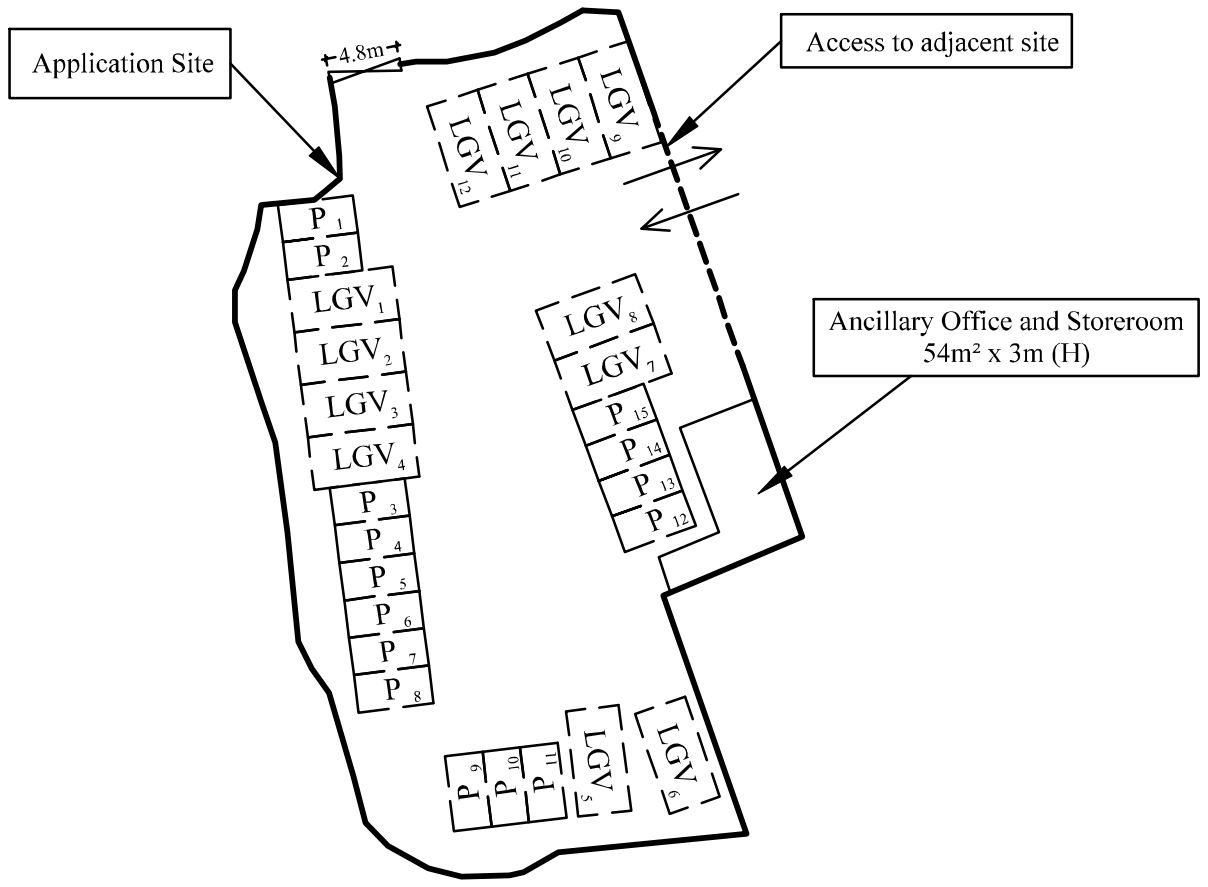
- End -



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

|                     |  |   |
|---------------------|--|---|
| <p>Not to scale</p> | <p>Location Plan</p>   | <p>Goldrich Planners &amp; Surveyors Ltd.</p> |
| <p>March 2026</p>   | <p>Lot 782(Part) in D. D. 114 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories</p> | <p>Plan 1<br/>( P 10057 )</p>                 |

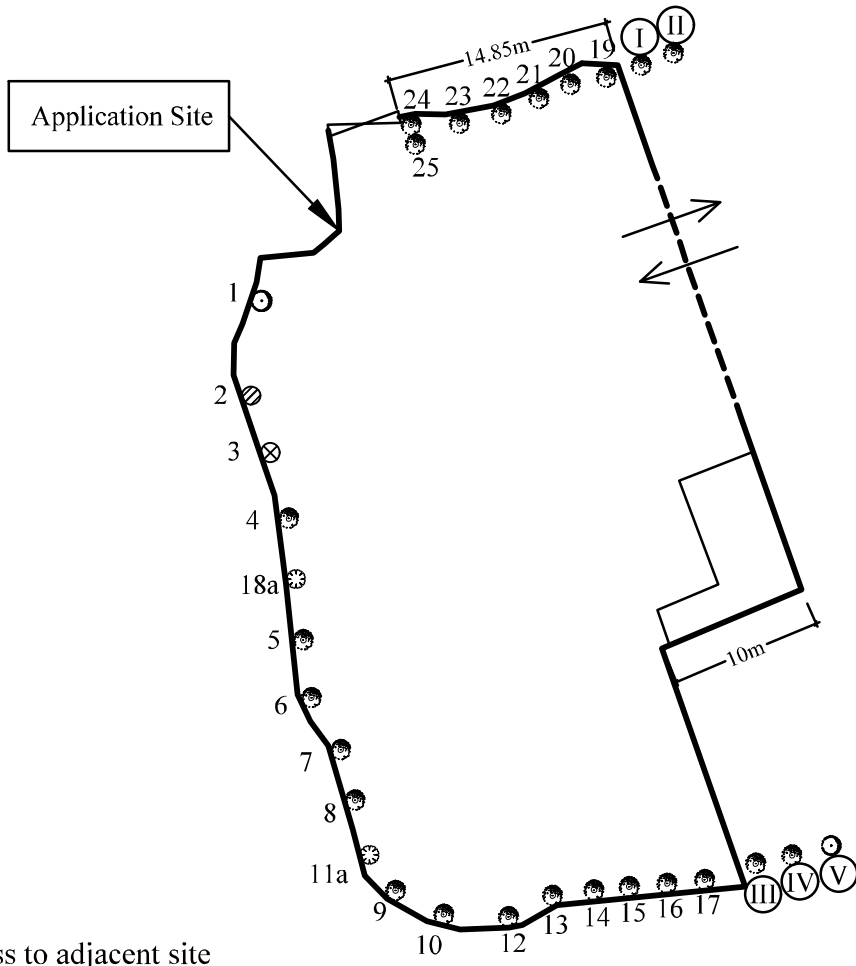




Legend

- Access to adjacent site
- Private Cars Parking Space (Total 15 nos.) (Size: 5m x 2.5m)
- Light Goods Vehicles Parking Space (Total 12 nos.) (Size: 7m x 3.5m)

|                   |   |   |
|-------------------|---|---|
| <b>1 : 500</b>    | <b>Layout Plan</b>  | <b>Goldrich Planners &amp; Surveyors Ltd.</b> |
| <b>March 2026</b> | Lot 782(Part) in D. D. 114 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories | <b>Plan 3<br/>( P 10057 )</b>                 |

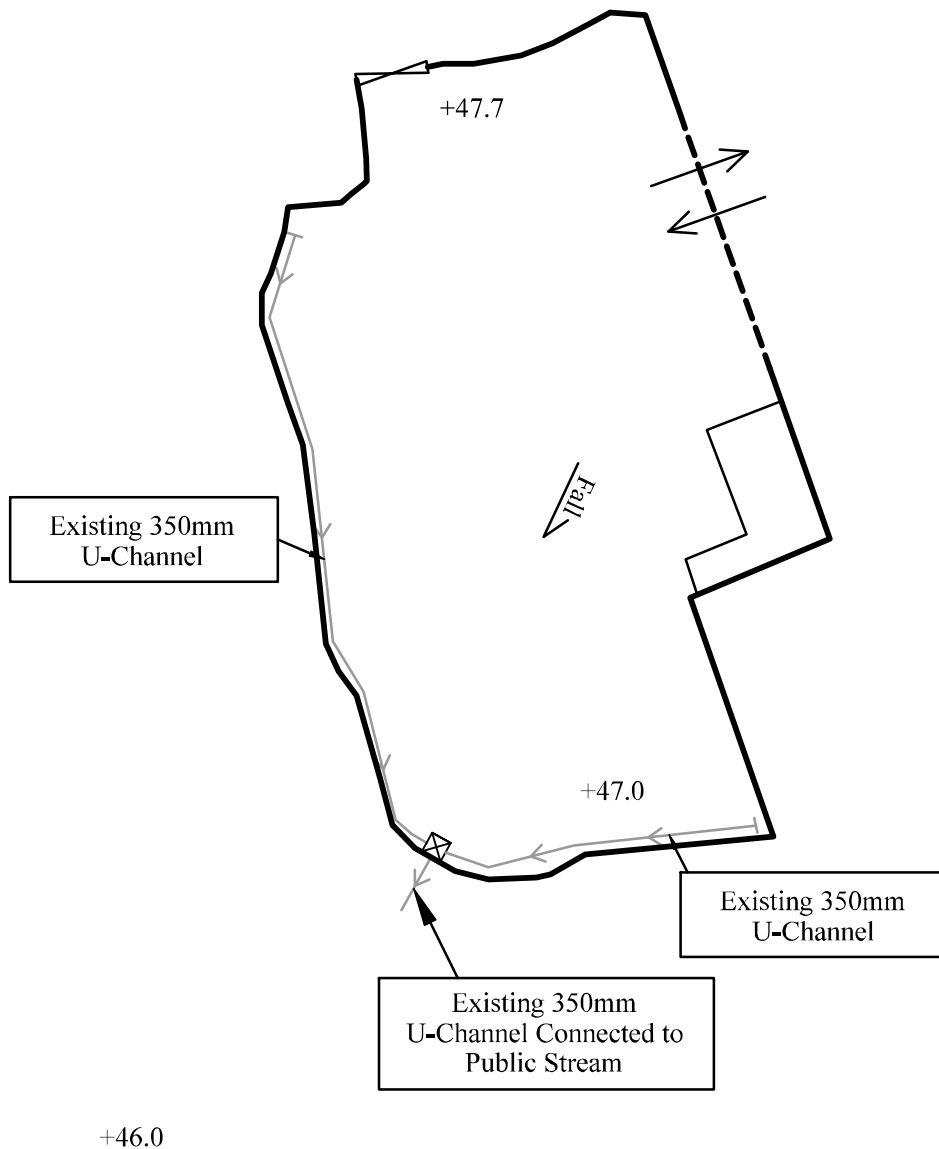


**Legends**

- Access to adjacent site
- 1 Trees within application site
- ① Trees out of application site

|                                 | Spacing (Centre to Centre) | Min. Size (Height) | Quantity |
|---------------------------------|----------------------------|--------------------|----------|
| Existing Ficus microcarpa (細葉榕) | 4m                         | 2.75m              | 24       |
| Existing Ficus microcarpa (細葉榕) | 4m                         | 2.75m              | 2        |
| Existing Celtis sinensis (朴樹)   | -                          | -                  | 1        |
| Existing Delonis regia (鳳凰木)    | -                          | -                  | 1        |
| Existing Dimocarpus longan (龍眼) | -                          | -                  | 2        |
| Total:                          |                            |                    | 30       |

|                   |   |   |
|-------------------|---|---|
| <b>1 : 500</b>    | <b>Tree Preservation and Landscape Proposal</b>   | <b>Goldrich Planners &amp; Surveyors Ltd.</b> |
| <b>March 2026</b> | Lot 782(Part) in D. D. 114 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories | <b>Plan 4<br/>( P 10057 )</b>                 |



**Legend**

- Access to adjacent site
- ⊗ Existing Catchpit
- Existing U-Channel

**1 : 500**

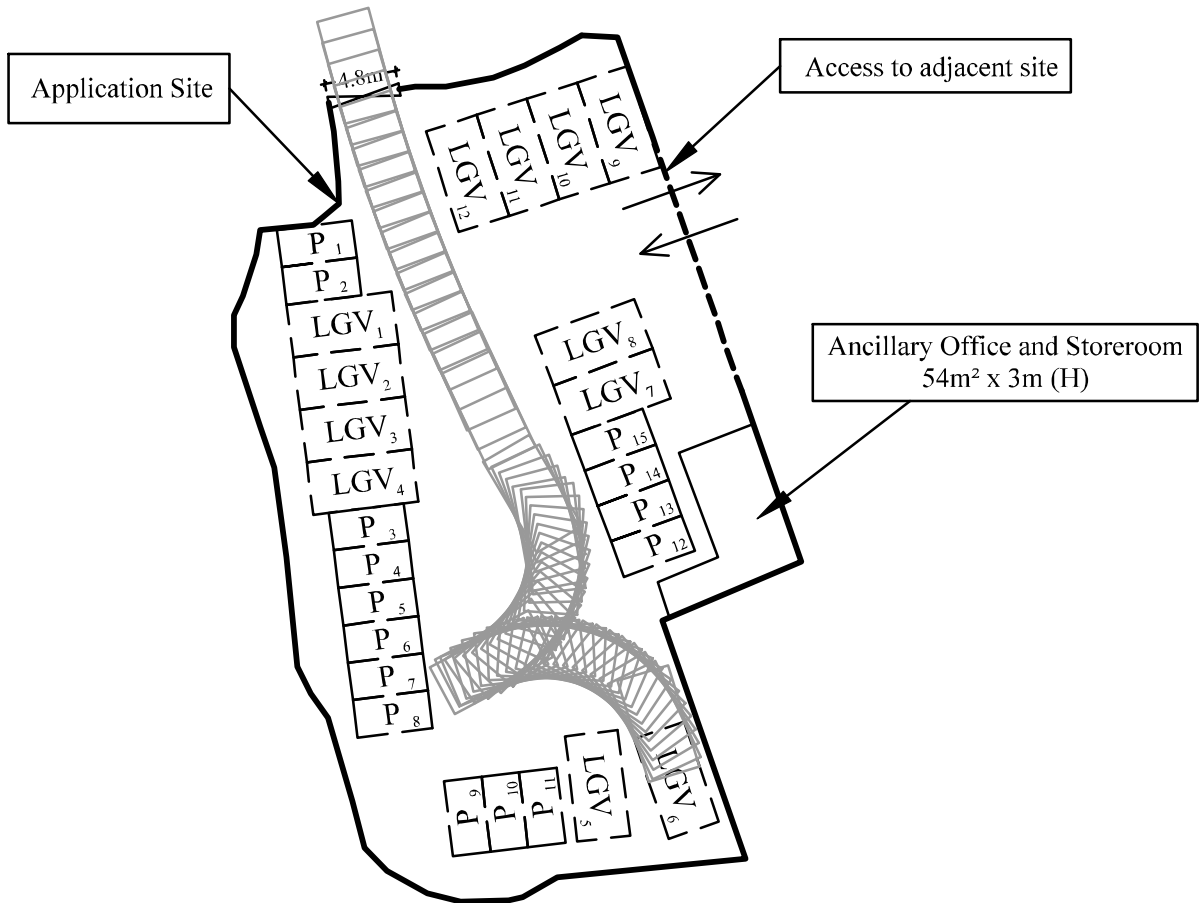
**Drainage Proposal**

**Goldrich Planners & Surveyors Ltd.**

**March 2026**

Lot 782(Part) in D. D. 114 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories

**Plan 5  
( P 10057 )**



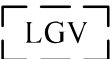
Legend



Access to adjacent site



Private Cars Parking Space (Total 15 nos.) (Size: 5m x 2.5m)



Light Goods Vehicles Parking Space (Total 12 nos.) (Size: 7m x 3.5m)

1 : 500

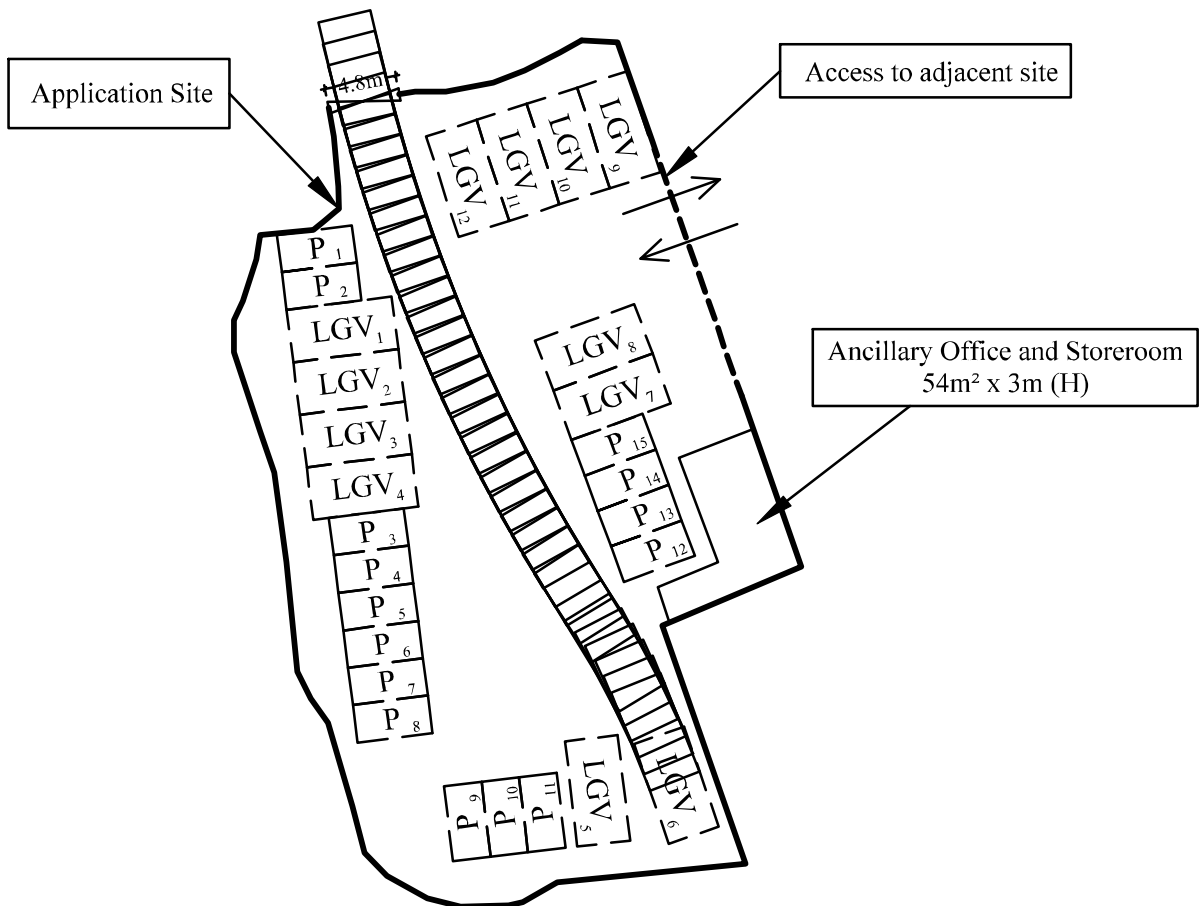
Swept - Path Analysis (Vehicle In)

Goldrich Planners & Surveyors Ltd.

March 2026

Lot 782(Part) in D. D. 114 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories

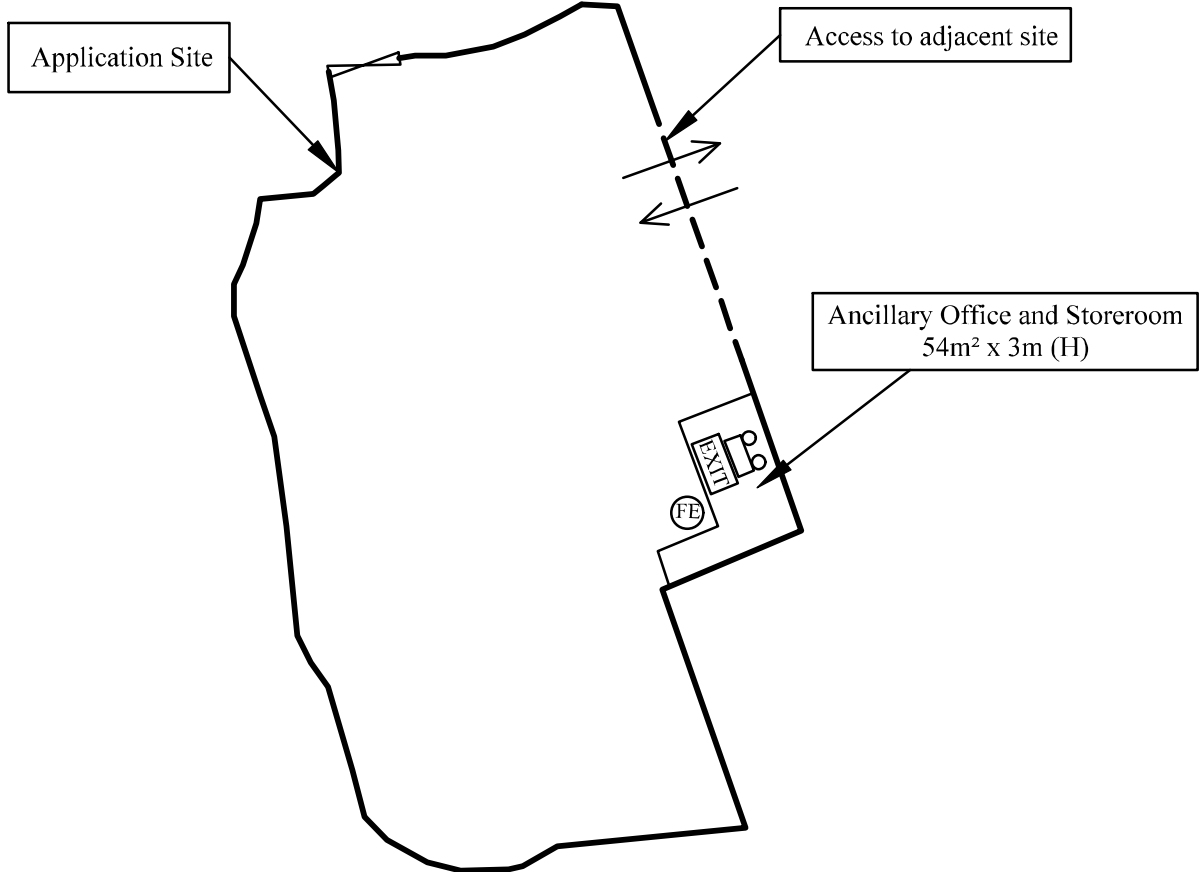
Plan 6  
( P 10057 )



Legend

- Access to adjacent site
- Private Cars Parking Space (Total 15 nos.) (Size: 5m x 2.5m)
- Light Goods Vehicles Parking Space (Total 12 nos.) (Size: 7m x 3.5m)

|                   |   |   |
|-------------------|---|---|
| <b>1 : 500</b>    | <b>Swept - Path Analysis (Vehicle Out)</b>  | <b>Goldrich Planners &amp; Surveyors Ltd.</b> |
| <b>March 2026</b> | Lot 782(Part) in D. D. 114 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories | <b>Plan 7<br/>( P 10057 )</b>                 |



**Legend**

- Access to adjacent site
- ⊙ FE 5.0kg CO2 Gas type Fire Extinguisher x1
- EXIT Exit sign x1
- 🚪 Emergency Light x1

FS NOTES

- (i) Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021.
- (ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
- (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.

**1 : 500**

**Fire Service Installation Proposal**

**Goldrich Planners & Surveyors Ltd.**

**March 2026**

Lot 782(Part) in D. D. 114 and Adjoining Government Land, Kam Sheung Road, Yuen Long, New Territories

**Plan 8  
( P 10057 )**

# 規 劃 署

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



## Annex Ia 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/278  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax 


29 January 2021

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (h)  
- the Submission of a Record of the Existing Drainage Facilities on the Site  
Renewal of Planning Approval for Temporary Car Park (Private Cars and Light Goods  
Vehicles) for a Period of 3 Years in "Village Type Development" Zone, Lot 782 (Part)  
in D.D. 114 and Adjoining Government Land, Kam Shueng Road, Yuen Long  
(Application No. A/YL-SK/278)**

I refer to your submission dated 21.12.2020 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 in *Appendix*.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in *Appendix*.

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

Yours faithfully,

( Anthony LUK )

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

c.c.  
CE/MN, DSD

(Attn.: Mr. Bill CHAN)

Internal  
CTP/TPB

**Appendix**

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

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



來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-SK/344  
電話號碼 Tel. No. : 3168 4050  
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post



19 October 2023

Dear Sir/ Madam,

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

**Renewal of Planning Approval for Temporary Car Park (Private Cars and  
Light Goods Vehicles) for a Period of 3 Years in "Village Type Development" Zone,  
Lot 782 (Part) in D.D. 114 and Adjoining Government Land, Kam Shueng Road, Yuen Long  
(Application No. A/YL-SK/344)**

I refer to your submission dated 29.8.2023 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

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

Yours faithfully,

(Anthony LUK)

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

c.c.

D of FS

(Attn.: Mr. CHEUNG Wing-hei)

Internal

CTP/TPB

AL/RS/ms

**Appendix**

*Comments from Director of Fire Services:*

- (i) The applicant is advised that the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

# 規 劃 署

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



Annex Ic

## Planning Department

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

來函檔號 Your Reference :  
本署檔號 Our Reference : TPB/A/YL-SK/344  
電話號碼 Tel. No. : 3168 4072  
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

**By Post & Fax** [REDACTED]

13 May 2024

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (e) –  
the Implementation of a Fire Service Installation Proposal  
Renewal of Planning Approval for Temporary Car Park (Private Cars and Light  
Goods Vehicles) for a Period of 3 Years in “Village Type Development” Zone,  
Lot 782 (Part) in D.D. 114 and Adjoining Government Land, Kam Shueng Road, Yuen Long  
(Application No. A/YL-SK/344)**

I refer to your submission dated 13.3.2024 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.**
- 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 further queries on the captioned approval condition, please contact Mr. YAN Chi Ho (Tel.: [REDACTED]) of the Fire Services Department directly.

Yours faithfully,

( K W N G )

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

c.c.  
D of FS

(Attn.: Mr. YAN Chi Ho)

Internal  
CTP/TPB

KWN/MS/th

