

2026年 7月 09日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2026-07-09
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

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By Hanel

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-SK / 439
	Date Received 收到日期	2026-07-09

- 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。

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)

KWOK Tsz Hung 郭梓鴻

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 1415 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	☒ Site area 地盤面積 2,519 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 1,005 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 N/A sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shek Kong OZP No.: S/YL-SK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Storage (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
08/06/2026 - 22/06/2026 (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 25/06/2026 (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**(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

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(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 3
☐ month(s) 個月
(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 1,514sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 1,005sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 6

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 1,005sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 1,005sq.m ☒ About 約

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE	36 m ² (ABOUT)	36 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	228 m ² (ABOUT)	228 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	225 m ² (ABOUT)	225 m ² (ABOUT)	5 m (ABOUT)(1-STORY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	225 m ² (ABOUT)	225 m ² (ABOUT)	5 m (ABOUT)(1-STORY)
B5	WAREHOUSE (EXCLUDING D.G.G.)	225 m ² (ABOUT)	225 m ² (ABOUT)	5 m (ABOUT)(1-STORY)
B6	WAREHOUSE (EXCLUDING D.G.G.)	68 m ² (ABOUT)	68 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
TOTAL		1,005 m ² (ABOUT)	1,005 m ² (ABOUT)	

* D.G.G. - DANGEROUS GOODS GODOWN

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

Private Car Parking Spaces 私家車車位 3

Motorcycle Parking Spaces 電單車車位 N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A

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)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

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 1

Medium Goods Vehicle Spaces 中型貨車車位 N/A

Heavy Goods Vehicle Spaces 重型貨車車位 1

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 Mondays to Saturdays from 09:00 to 19:00. No operation on Sundays and public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ 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)) Accessible from Kam Sheung Road via Shek Sheung Road and a local access..... ☐ 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)																															
	No 否	☐																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情																															
	No 否	☒																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 2,519 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 not more than 0.2 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度m 米 ☐ About 約																															
	No 否	☐																															
(iii) Would the development proposal cause any adverse impacts? 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 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ 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

26/06/2026

(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。

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 1415 in D.D. 114, Shek Kong, Yuen Long, New Territories		
Site area 地盤面積	2,519	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Shek Kong OZP No.: S/YL-SK/11		
Zoning 地帶	"Agriculture" Zone		
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____		
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 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 ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1,005 ☒ About 約 ☐ Not more than 不多於	0.40 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	☐ (Not more than 不多於) m 米
		N/A	☐ (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3 - 6 (about)	☐ (Not more than 不多於) m 米
		1	☐ (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	40 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		3
	Private Car Parking Spaces 私家車車位		3
	Motorcycle Parking Spaces 電單車車位		N/A
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		N/A
	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/lays 上落客貨車位／停車處總數		2
	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		1
	Medium Goods Vehicle Spaces 中型貨車車位		N/A
	Heavy Goods Vehicle Spaces 重型貨車車位		1
	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
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Location plan; Zoning plan; Land status plan; Land filling plan; Swept path analysis.</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 1415 in D.D. 114, Shek Kong, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'** (the proposed development) (**Plan 1**).
- 1.2 The applicant intends to operate the Site as a warehouse for storage of construction materials and machineries (e.g. metal racks, metal scaffolding platforms, excavators, electricity generators, etc.). The applied use could support the local warehousing and storage industry within the local area and nearby workshops and open storage sites; and could also alleviate the pressing demand for indoor storage spaces within the rural part of New Territories.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/11. According to the Notes of the OZP, 'warehouse' is neither a column 1 nor a column 2 use within the "AGR" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The applied use is considered not incompatible with surrounding area which is mostly surrounded by vacant land, temporary structures and workshop uses. Although the applied use is not entirely in line with the planning intention of "AGR" zone, there is no active agricultural activity at the Site. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilise precious land resources in the New Territories.
- 2.3 The Site is the subject of several previously approved S.16 planning applications involving similar uses, of which the latest application (No. A/YL-SK/390) for '*public vehicle park*' use was approved by the Board on a temporary basis of 3 years in 2024.

3) Development Proposal

- 3.1 The Site occupied an area of 2,519 m² (about) (**Plan 3**). 6 structures are proposed at the Site for warehouse (excl. D.G.G.) and site office uses with total GFA of 1,005 m² (about) (**Plan 4**). Ancillary facilities (i.e. site office) are intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that the proposed development would be able to accommodate 3 nos. of staff. The operation hours of Site are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. As the Site is for 'warehouse' with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 2** below.

Table 2 - Development Parameters

Site Area	2,519 m ² (about)
Covered Area	1,005 m ² (about)
Uncovered Area	1,514 m ² (about)
Plot Ratio	0.40 (about)
Site Coverage	40 % (about)
No. of Structure	6
Total GFA	1,005 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,005 m ² (about)
Building Height	3 m - 6 m (about)
No. of Storey	1

- 3.2 The Site had been entirely filled with concrete of not more than 0.2 m in depth to the existing site level of +36.5 mPD (about) for site formation of structures and circulation space (**Plan 5**). Therefore, the filling of land is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out at the Site during the planning approval period.
- 3.3 The Site is accessible from Kam Sheung Road via Shek Sheung Road and a local access (**Plan 1**). There will be 3 parking spaces and 2 loading/unloading (L/UL) spaces provided within the Site. Details of parking and L/UL provision are shown at **Table 3** below.

Table 3 - Parking and L/UL provision

Types of Space	Nos. of Space
Parking Space for Private Car (PC) - 2.5 m (W) x 5 m (L)	3
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Heavy Goods Vehicle (HGV) - 3.5 m (W) x 11 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**). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 4** below), adverse traffic impacts arising from the proposed development should not be anticipated.

Table 4 - Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction						
	PC		LGV		HGV		2-Way Total
	In	Out	In	Out	In	Out	
Trip(s) at <u>AM peak</u> per hour (08:00 - 09:00)	3	0	1	0	1	0	5
Trip(s) at <u>PM peak</u> per hour (18:00 - 19:00)	0	3	0	1	0	1	5
Average trip(s) per hour (09:00 - 18:00)	0	0	1	1	1	1	4

- 3.5 As the proposed development only involves warehouse for storage of miscellaneous goods, no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period. No open storage and storage of dangerous goods will be allowed at the Site at any time during the planning approval period. 2.5 m high solid metal wall had been erected along the site boundary to minimise the potential nuisance to the surroundings.
- 3.6 The applicant will strictly 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 planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the '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 area.

4) Conclusion

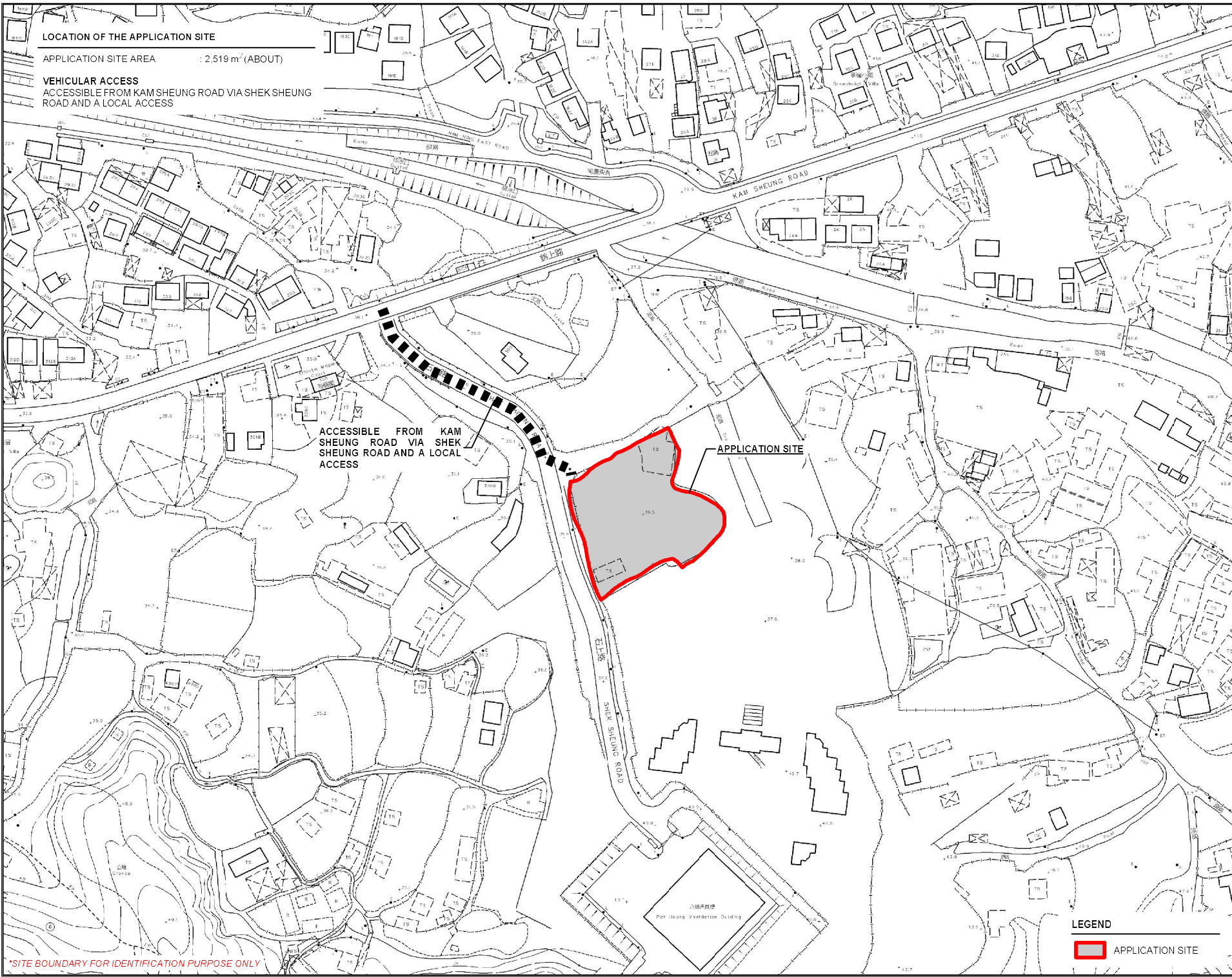
- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures (i.e. submission of drainage and fire service installations proposals) will be provided by the applicant to mitigate any adverse impact arising from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

June 2026

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Land Filling Plan
Plan 6	Swept Path Analysis (Heavy Goods Vehicle)



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,519 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAM SHEUNG ROAD VIA SHEK SHEUNG ROAD AND A LOCAL ACCESS

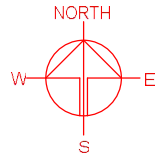
ACCESSIBLE FROM KAM SHEUNG ROAD VIA SHEK SHEUNG ROAD AND A LOCAL ACCESS

APPLICATION SITE

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
LOT 1415 IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES

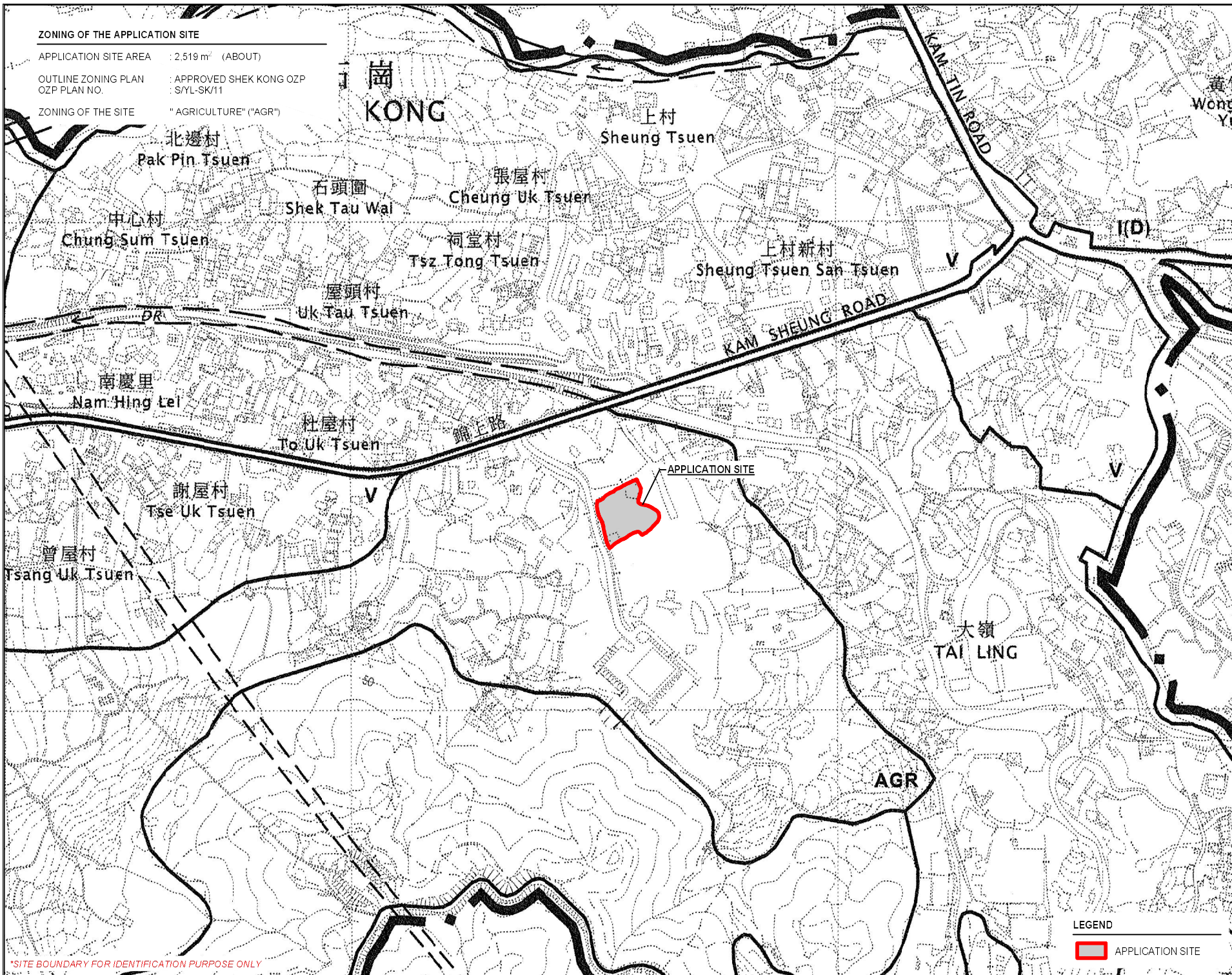
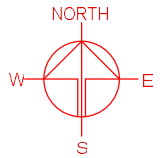
SCALE
1 : 3000 @ A4

DRAWN BY	DATE
MN	22.6.2026
REVIEWED BY	DATE
APPROVED BY	DATE

DWS TITLE LOCATION PLAN	
DWG NO. PLAN 1	VER 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,519 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED SHEK KONG OZP
 OZP PLAN NO. : S/YL-SK/11
 ZONING OF THE SITE "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
 LOT 1415 IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 5000 @ A4

DRAWN BY : MN DATE : 22.6.2026

REVIEWED BY : DATE :

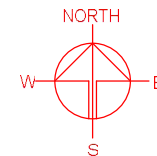
APPROVED BY : DATE :

DWG TITLE
 ZONING OF THE SITE

DWG NO. : PLAN 2 VER : 001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,519 m² (ABOUT)
 AREA OF PRIVATE LAND : 2,519 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 1415 IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY: MN DATE: 22.6.2026

REVIEWED BY: DATE:

APPROVED BY: DATE:

DWG TITLE

LAND STATUS OF THE SITE

DWG NO: PLAN 3

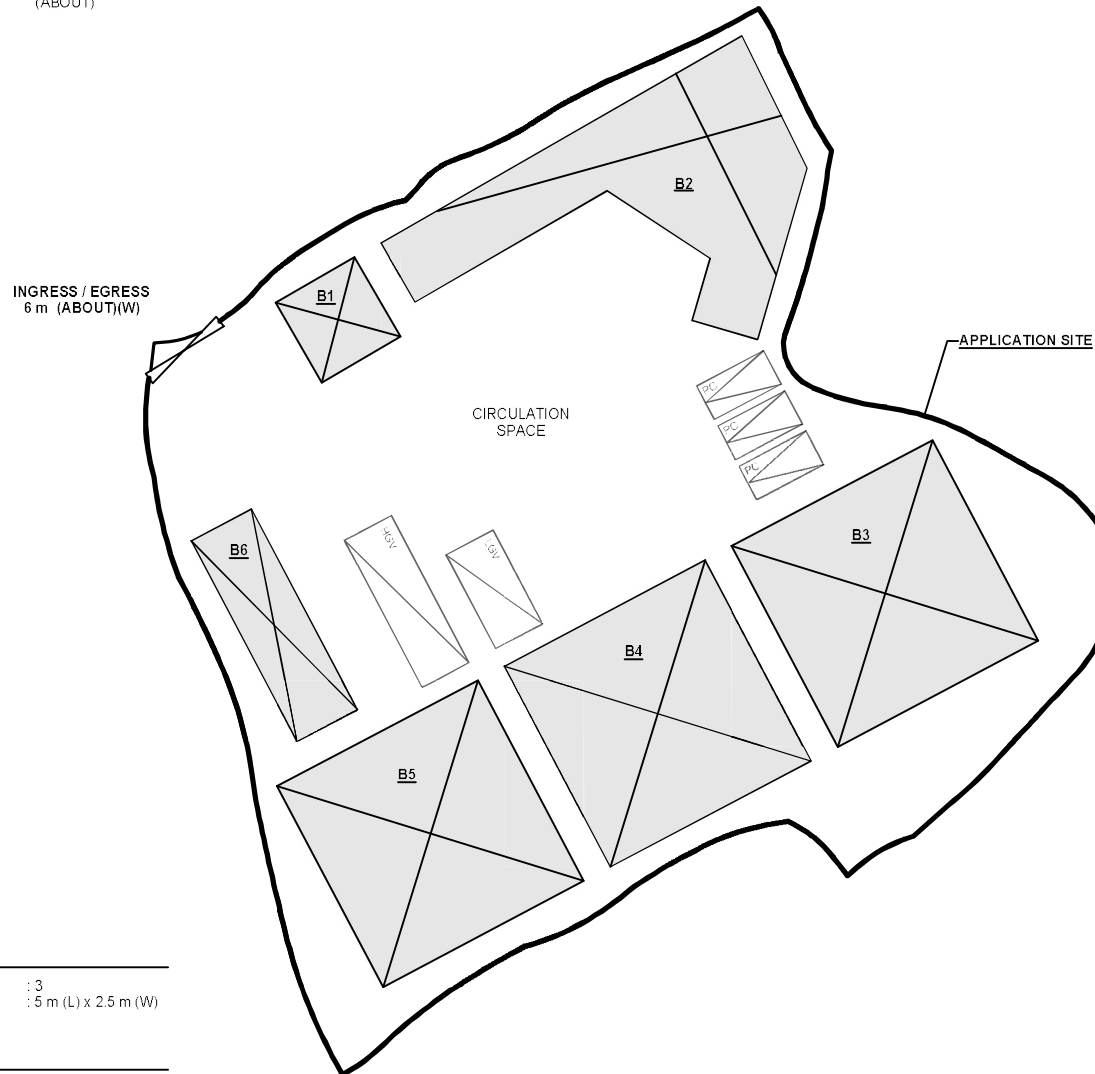
VER: 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,519 m ²	(ABOUT)
COVERED AREA	: 1,005 m ²	(ABOUT)
UNCOVERED AREA	: 1,514 m ²	(ABOUT)
PLOT RATIO	: 0.40	(ABOUT)
SITE COVERAGE	: 40 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,005 m ²	(ABOUT)
TOTAL GFA	: 1,005 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE	36 m ² (ABOUT)	36 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	226 m ² (ABOUT)	226 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	225 m ² (ABOUT)	225 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	225 m ² (ABOUT)	225 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.)	225 m ² (ABOUT)	225 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.)	68 m ² (ABOUT)	68 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)

* D.G.G. - DANGEROUS GOODS GODOWN

TOTAL 1,005 m² (ABOUT) 1,005 m² (ABOUT)

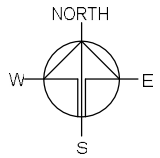
PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LOADING / UNLOADING PROVISIONS

NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/U/L SPACE FOR HEAVY GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 11 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE (EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES
AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

LOT 1415 IN D.D. 114, SHEK
KONG, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

22.6.2026

REVIEWED BY

DATE

APPROVED BY

DATE

DWG TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER

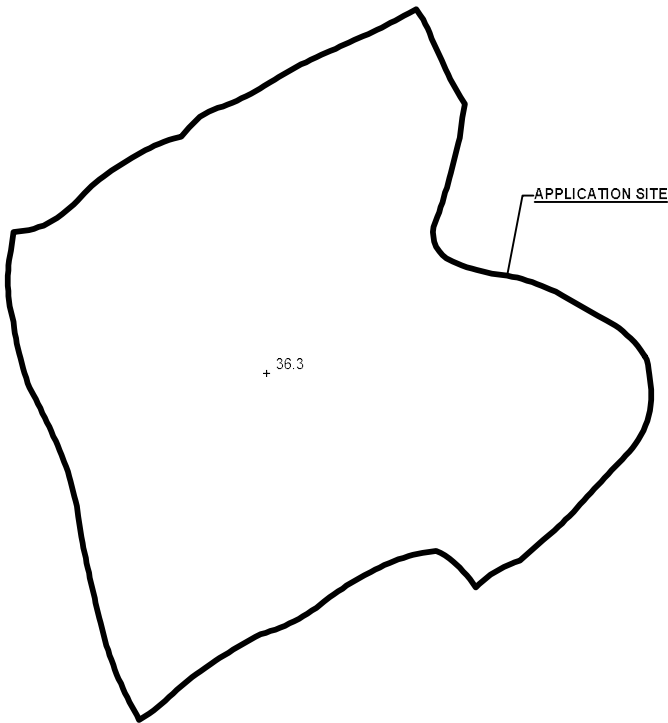
001

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (HGV)
	INGRESS / EGRESS

APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA	: 2,519 m ²	(ABOUT)
SITE LEVELS BEFORE FILLING OF LAND	: +36.3 mPD	(ABOUT)



LEGEND

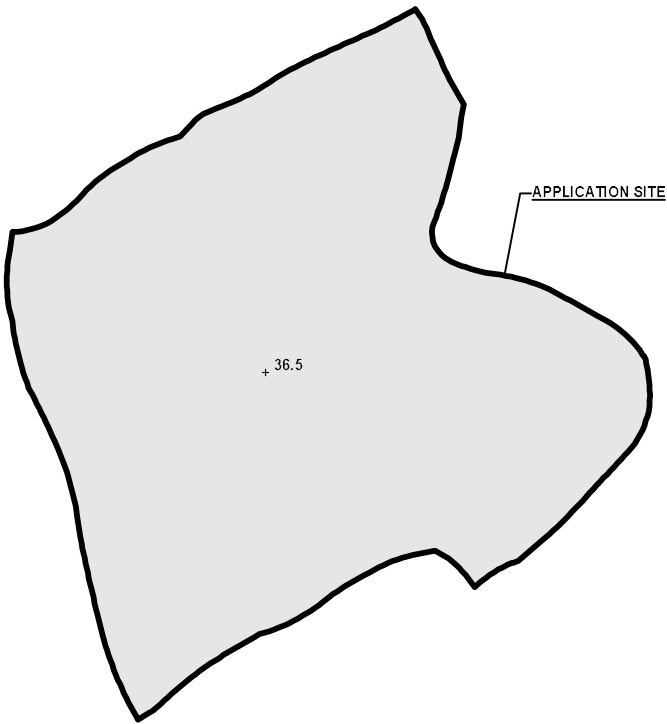
-  APPLICATION SITE
- +36.3 SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

APPLIED FILLING OF LAND AT THE APPLICATION SITE

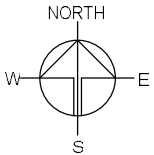
APPLICATION SITE AREA	: 2,519 m ²	(ABOUT)
APPLIED FILLING OF LAND AREA	: 2,519 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
SITE LEVELS	: +36.5 mPD(ABOUT)	
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	

THE APPLICATION SITE HAS ALREADY HARD-PAVED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE BOARD.



LEGEND

-  APPLICATION SITE
-  LAND FILLING AREA
- +36.5 SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE (EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES
AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

LOT 1415 IN D.D. 114, SHEK
KONG, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

22.6.2026

REVIEWED BY

DATE

APPROVED BY

DATE

DWG TITLE

FILLING OF LAND

DWG NO.

PLAN 5

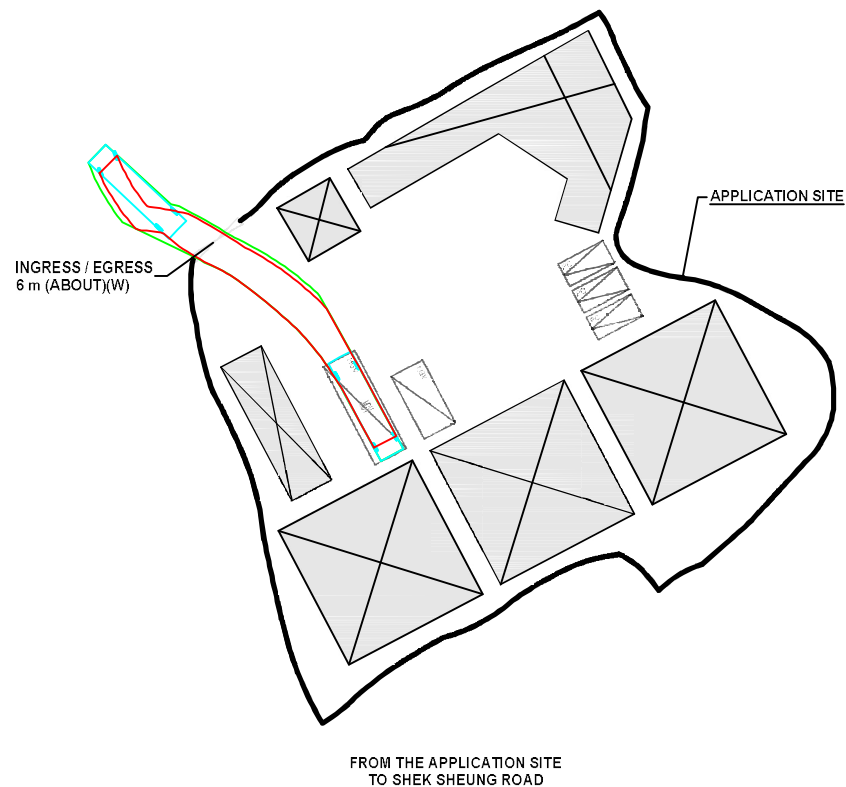
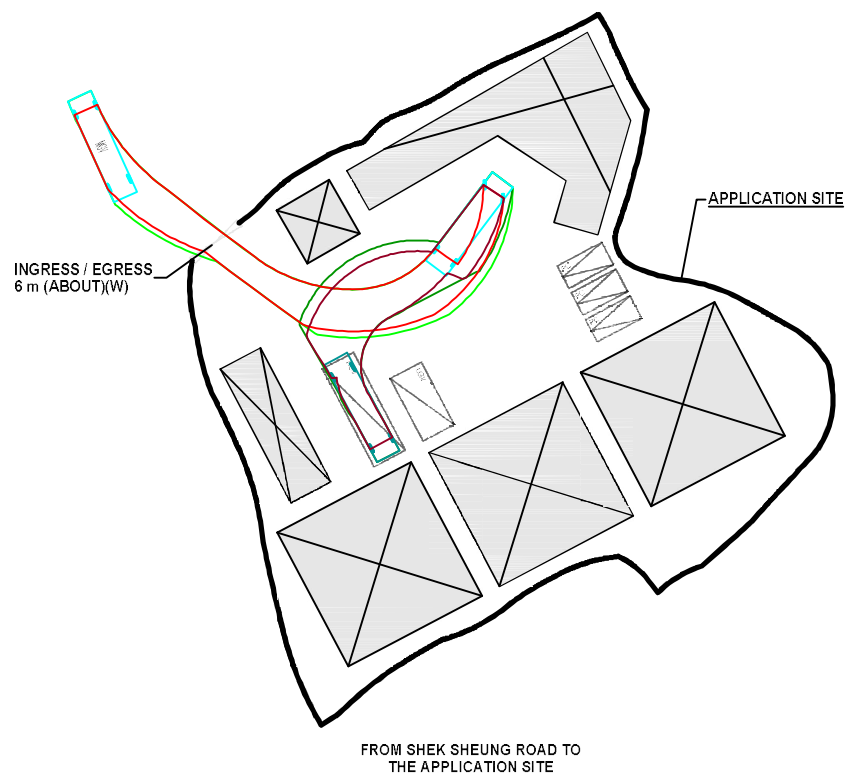
VER

001

SWEPT PATH ANALYSIS

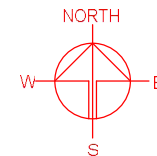
TYPE OF VEHICLE : HEAVY GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  LOADING / UNLOADING SPACE (LGV)
-  LOADING / UNLOADING SPACE (HGV)
-  INGRESS / EGRESS
-  HEAVY GOODS VEHICLE
-  SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT
 PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
 LOT 1415 IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 500 @ A4

DRAWN BY: MN DATE: 22.6.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG TITLE
 SWEPT PATH ANALYSIS

DWG NO. PLAN 6 VER 001

寄件者: [REDACTED]
寄件日期: 2026年08月17日星期一 14:59
收件者: tpbpd/PLAND
副本: Jason Sek Hei WONG/PLAND; Athena Pui Yin LAI/PLAND; Travis Tsz Ki KWOK/PLAND; Bon Tang; Matthew Ng; Christian Chim; Grace Wong
主旨: [FI] S.16 Application No. A/YL-SK/459 - Further Information
附件: FI1 for A_YL-SK_459 (20260817).pdf

郵件標幟: 待處理
標幟狀態: 已標幟

類別: Internet Email

Dear Sir,

We are writing to submit further information in response to departmental comments on the subject application (attached).

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

Kind Regards,

Matthew NG | Director (Planning and Development)
R-riches Group (HK) Limited

Our Ref. : [REDACTED]
Your Ref. : TPB/A/YL-SK/459

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

By Email

17 August 2026

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zones,
Lot 1415 in D.D. 114, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/459)

We are writing to submit further information to respond to departmental comments upon the subject application (**Appendices I and II**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Jason WONG
(Attn.: Mr. Travis KWOK

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

1st Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zones, Lot 1415 in D.D. 114, Shek Kong, Yuen Long, New Territories

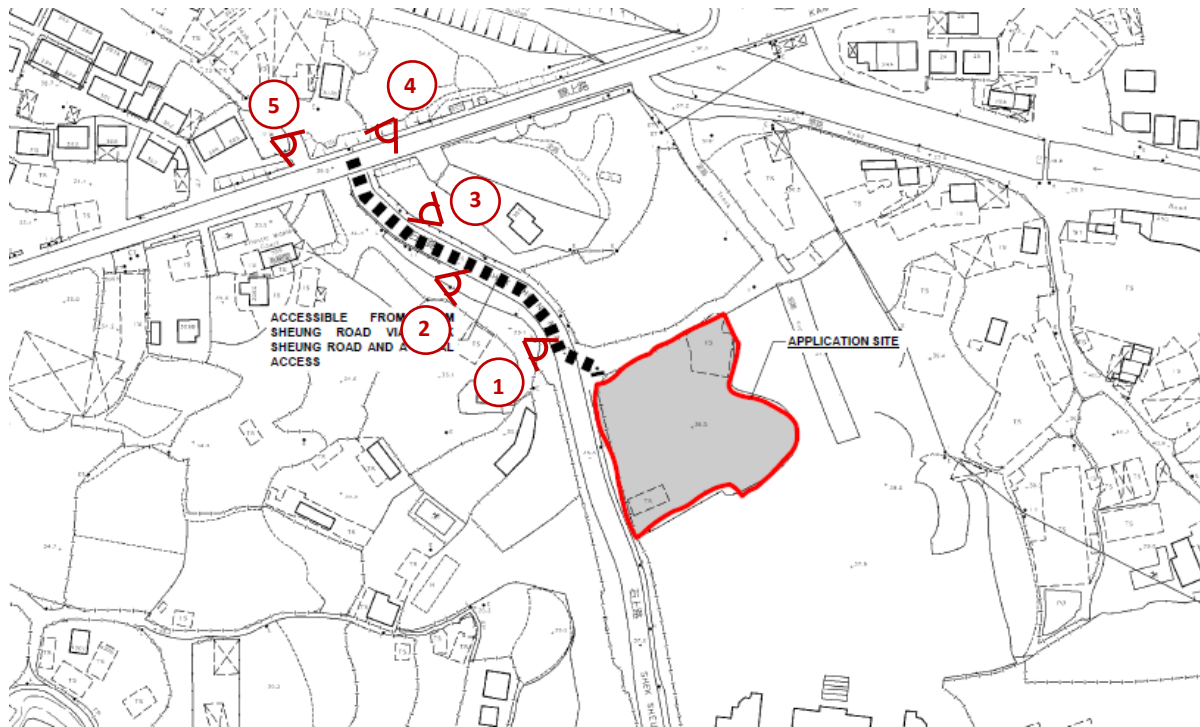
(S.16 Planning Application No. A/YL-SK/459)

- (i) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the Commissioner of Transport (C for T) Contact Person: Mr. Phil CAI, Tel.: 2399 2421)		
(1)	The applicant should provide some site photos of Shek Sheung Road and demonstrate the smooth manoeuvring of vehicles to / from Kam Sheung Road, and along Shek Sheung Road;	Site photos taken on 13.08.2026 and Swept path analysis is enclosed at Appendices II and III has demonstrated the smooth manoeuvring of vehicles between the proposed development and Shek Sheung Road. Despite there would be a slight encroachment onto the opposite lane, it would be foreseeable during vehicle turning from the Site to Kam Sheung Road westbound by oncoming traffic and pedestrians. It is envisaged that the time required for the encroachment would be very short. To address this issue, banksman will be deployed at the ingress/ egress, as well as Kam Sheung Road/Shek Sheung Road to direct incoming/outgoing vehicles to/ from the application site (the Site) to ensure pedestrian safety and road safety. Moreover, ‘Beware of Pedestrian’ sign will also be shown at the ingress/egress to ensure pedestrian safety.
(2)	The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department.	Noted.

Comments of the District Planning Officer/ Fanling, Sheung Shui & Yuen Long East, Planning Department (DPO/FSYLE, PlanD) Contact Person: Mr. Jason WONG, Tel.: 3168 4038)		
(1)	Please confirm that no storage of dangerous goods and/or dusty materials will be stored within the Application Site.	There would be no storage of dangerous goods and/or dusty materials within the Site.
(2)	Please also advise if the five warehouse structures proposed at the Site will be fully enclosed, and that if all the proposed storage activities (i.e. storage of construction materials and machineries) will be kept within the enclosed warehouse structure at the Site.	All warehouses will be be fully enclosed. All storage activities (i.e. storage of construction materials and machineries) will be kept within the enclosed warehouse structure. No open storage activities will be taking place within the Site.

Site Photos along the Site between Kam Sheung Road and the application site via Shek Sheung Road and the local access





Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5

Previous s.16 Applications at the Application Site

Approved Applications

Application No.	Use(s) / Development(s)	Date of Consideration (RNTPC)
A/YL-SK/80	Temporary Public Car/Lorry Park for a Period of 12 Months	16.7.1999
A/YL-SK/91	Temporary Public Car/Lorry Park for a Period of 3 Years	14.7.2000
A/YL-SK/115	Temporary Private Car/Lorry/Truck Park for a Period of 3 Years	11.7.2003
A/YL-SK/232	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	20.4.2018
A/YL-SK/300	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	26.3.2021
A/YL-SK/390	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years	6.12.2024

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(s) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- advisory comments are 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 from highways maintenance point of view; 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 from public drainage point of view provided that all existing drains/watercourse at and/or in vicinity of the Site should be maintained and the overland flow from adjacent lands should not be affected;
- should the application be approved, approval conditions should be stipulated requiring the submission of a drainage proposal and the implementation and maintenance of the proposed drainage facilities to the satisfaction of the Director of Drainage Services or of 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; and
- advisory comments are in **Appendix IV**.

5. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo (**Plan A-3**), the Site was located in an area of rural inland plain landscape character comprising warehouses, temporary structures, village houses, farmlands, vegetated areas and tree clusters. The proposed temporary use is considered not entirely incompatible with the surrounding environment;
- with reference to the aerial photo (**Plan A-3**) and site photos (**Plans A-4a and A-4b**), the Site was fenced-off and generally formed without any trees. Some temporary structures and construction materials were observed on it. As stated in the Application Form, no tree felling will be involved; and
- in view of the above, significant adverse landscape impact arising from the application is not anticipated; and
- advisory comments are in **Appendix IV**.

6. District Officer's Comments

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

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

7. Other Departments

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

- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) the permission is given to the use and/or structures under application. It does not condone any other use(s) and/or structure(s) which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such use(s) and/or remove such structure(s) not covered by the permission;
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorised development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (d) 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 a 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 STW 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 structures(s) will be considered;
- (e) 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;
- (f) 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) Shek Sheung Road is not maintained by HyD. HyD shall not be responsible for the maintenance of the proposed access connecting to the Site, including Shek Sheung Road and local tracks, if any; and
 - (iii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (g) to note the comments of the Director of Environmental Protection 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). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECCPN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' including completion of percolation test and certification by Authorised Persons;
 - (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;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) all existing drains/watercourse at and/or in vicinity of the Site should be maintained and the overland flow from adjacent lands should not be affected; and
 - (ii) 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 the public, the applicant is required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;
- (i) to note the comments of the Director of Fire Services that:
 - (i) the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to the Fire Services Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans; 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;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that some trees were observed outside along southwestern and northwestern site boundary. Approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;

- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that six 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 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 the building plan submission stage;
 - (iv) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval from the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - (vii) the 6m-high structures are considered excessive. It should be justified upon formal plan submission to BD; and
 - (viii) detailed comments under the BO will be provided at the building plan submission stage; and
- (l) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the applicant or the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans and overhead line alignment drawings, where applicable, to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicant shall also observe the Electricity Supply Lines (Protection) Regulation and the 'Code of Practice on Working near Electricity Supply Lines' established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

城市規劃委員會秘書

1

香港北角渣華道 333 號北角政府合署 15 樓

(傳真 28770245 及郵遞)

反對元朗八鄉丈量約份第 114 約地段第 1415 號

擬議貨臨時貨倉(危險品貨倉除外)連附屬設施及相關填土工程(為期 3 年)

申請編號：A/YL-SK/459

執事先生/女士：

本人是元朗八鄉上村村民，就上述申請作強烈反對。

申請項目位於上村大嶺，毗鄰本村的葬區，安葬大量本村的先人。相關的申請項目定必帶來大量車流人流，對周邊安靜的環境造成極大滋擾。

申請項目接近高鐵八鄉通風樓，港鐵當年興建高鐵的時候開闢了高上路，通往八鄉通風樓，用作維修之用。高上路是通往發展地段的唯一通道，突然增加的人流車流嚴重阻礙緊急事故的的維修功能，影響香港的整體利益！

本人懇請城市規劃委員會考慮上述申請對上村葬區造成的環境破壞，削弱石上路用作為緊急維修的功能，否決上述申請。

上村村民姓名：張國棟

簽署：leuler

2026 年 8 月 5 日

通訊：

電話：

城市規劃委員會秘書

2

香港北角渣華道 333 號北角政府合署 15 樓

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上村村民姓名：曾青福

簽署：

2026 年 8 月 5 日

通訊：

電話：

城市規劃委員會秘書

3

香港北角渣華道 333 號北角政府合署 15 樓

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上村村民姓名： 黎偉光

簽署： 黎偉光

2026 年 8 月 5 日

通訊：

電話：

城市規劃委員會秘書

4

香港北角渣華道 333 號北角政府合署 15 樓

(傳真 28770245 及郵遞)

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擬議貨臨時貨倉(危險品貨倉除外)連附屬設施及相關填土工程(為期 3 年)

申請編號：A/YL-SK/459

執事先生/女士：

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上村村民姓名：曾天和

簽署：上

2026 年 8 月 5 日

通訊：

電話：

城市規劃委員會秘書

5

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申請項目接近高鐵八鄉通風樓，港鐵當年興建高鐵的時候開闢了高上路，通往八鄉通風樓，用作維修之用。高上路是通往發展地段的唯一通道，突然增加的人流車流嚴重阻礙緊急事故的的維修功能，影響香港的整體利益！

本人懇請城市規劃委員會考慮上述申請對上村葬區造成的環境破壞，削弱高上路用作為緊急維修的功能，否決上述申請。

上村村民姓名：曾文靖

簽署：曾文靖

2026 年 8 月 5 日

通訊：

電話：

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

(傳真 28770245 及郵遞)

反對元朗八鄉丈量約份第 114 約地段第 1415 號

擬議貨臨時貨倉(危險品貨倉除外)連附屬設施及相關填土工程(為期 3 年)

申請編號：A/YL-SK/459

執事先生/女士：

本人是元朗八鄉上村村民，就上述申請作強烈反對。

申請項目位於上村大嶺，毗鄰本村的葬區，安葬大量本村的先人。相關的申請項目定必帶來大量車流人流，對周邊安靜的環境造成極大滋擾。

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上村村民姓名： 曾聚熾

簽署： 熾

2026 年 8 月 5 日

通訊：

電話：

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月07日星期五 0:54
收件者: tpbpd/PLAND
主旨: A/YL-SK/459 DD 144 Shek Kong
類別: Internet Email

A/YL-SK/459
Lot 1415 in D.D. 114, Shek Kong
Site area: About 2,519sq.m
Zoning: "Agriculture"
Applied use: Warehouse / 5 Vehicle Parking / **Filling of Land**

Dear TPB Members,

The site has been used for some time as a parking lot, 40 vehicles, 50% heavy duty. Approval was rolled over on 6 Dec 2024.

Strong objections as there are frequent applications for parking in order to reduce the illegal parking on public and village roads.

No proof provided that there is an excess of parking in the district. But according to a recent report "*Hong Kong faces rising overall warehouse vacancy rates (reaching 7.6% to 9.2%) and falling rents, driven by a broad market supply surplus and sluggish expansion by third-party logistics (3PL) providers*".

Shek Kong is one of the districts mentioned in the report.

The application should be rejected.

Mary Mulvihill