

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

Approved Applications

Application No.	Use(s) / Development(s)	Date of Consideration (RNTPC)
A/YL-SK/297	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	12.3.2021 (Revoked on 12.2.2023)
A/YL-SK/361	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	15.3.2024 (Revoked on 15.9.2025)

Similar s.16 Application straddling across the same “AGR” Zone and the adjoining “V” Zone on the OZP in the Vicinity of the Site in the Past 5 Years

Approved Application

Application No.	Use(s) / Development(s)	Date of Consideration (RNTPC)
A/YL-SK/366	Renewal of Planning Approval for Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years	19.4.2024

Government Departments' General Comments

1. 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**.

2. Drainage

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

- no objection in principle to the proposed use from public drainage point of view provided that all existing drains/watercourse 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 the Town Planning Board; and
- advisory comments are in **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, there are residential dwellings located within 100m from the boundary of the application site (the Site). The proposed use would not generate traffic of heavy vehicles nor involve dusty operation;
- there was no environmental complaint concerning the Site received in the past three years; 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 and water supplies for firefighting being provided to his satisfaction;
- advisory comments are in **Appendix IV**.

5. **Landscape**

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

- no adverse comments 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, vegetated areas and tree clusters. The proposed 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 largely formed. Some common trees species and temporary structures were observed on it. According to the Application Form and the Planning Statement (**Appendix I**), no tree felling will be involved;
- 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;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Director of Food and Environmental Hygiene;
- 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:
 - (i) there is/are unauthorised structure(s) on Lot 1639 S.A in D.D. 114 which is/are subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD; and
 - (ii) 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, 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) HyD shall not be responsible for the maintenance of the proposed access connecting the Site and Kam Sheung Road; 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 (DEP) that:
 - (i) the applicant shall follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs). 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 ProPECC PN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’ including completion of percolation test and certification by Authorized 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 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 (D of FS) that:
 - (i) the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to the Fire Services Department (FSD) 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 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 four 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 Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval from 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; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage; and
- (l) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department's (FEHD's) facilities shall be affected;
 - (ii) proper licence/permit issued by FEHD is required if there is/are any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
 - (iii) under the Food Business Regulation (Cap. 132X), a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as BD, FSD and PlanD for comment. If there is no

objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

- (iv) depending on the mode of operation, generally there are several types of food business licence/permits that the operator may apply for under the Food Business Regulation:
 - (i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - (ii) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - (iii) if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained;
 - (iv) if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
- (v) the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. Applicants are strongly advised to check well in advance the following documents: (a) the Government Lease, (b) the Occupation Permit of the building, and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the BA;
- (vi) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment (PPE) for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- (vii) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月10日星期一 16:30
收件者: tpbpd/PLAND
附件: letter.pdf; pdf file.pdf; comment_form.pdf
類別: Internet Email

致 城規會秘書，

關於規劃申請 A/YL-SK/458 (地段#1639, DD114)

本人就上述土地擁有人 2026 年 7 月 14 日向城規會遞交之臨時用途/發展申請，提出強烈反對，理據撮要如下 (詳細資料見附上之 pdf 檔案)，：

1. 多年來土地擁有人已多次在上述農地從事違例發展，包括割車場，建築木材堆放場，汽車維修工場，貨倉等。規劃署及地政署均有執法記錄。最近一次為本年中。
1. 申請人訛稱現有用途為 "休閒農場"，屬虛假陳述，
3. 該申請建議包含四所構築物。惟該四所構築物實際上已存在。何解可先建後申請？況且目前土地擁有人並無持有任何有效的臨時用途/發展許可,支持構築物之存在，屬僭建物，
1. 申請書上聲稱整幅場地會填上 0.2M 混凝土，與現況有矛盾。該場地實質上早已填上大面積混凝土，何解可先填後申請？
2. 申請人提交之私家車流量預測亦遠離真實，比村民認知相差千里，有誤導成份，
6. 該村常住人口稀疏，對雜貨士多，五金零售，盆栽農具等並無顯著需求, 支持有效之商業營運。

基於上述論據，本人在此對相關申請提出強烈反對。

此致。

谢谢

Lily

致 城規會秘書，

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此致。

谢谢

Lily

(case A/YL – SK / 458 , 臨時用途/發展申請)

(page 1 / 5)

土地擁有人2026年7月14日向城
規會遞交之臨時用途/發展申請

2026年 7月 14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 2026-07-14
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

申請人訛稱現有用途為
“休閒農場”，申請書
內言詞亦自相矛盾。

(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 Outline Zoning Plan No. S/YL-SK/11 石崗分區計劃大綱核准圖編號 S/YL-SK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 「農業」
(f) Current use(s) 現時用途	休閒農場 (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)

3. 雖然申請地點屬於「農業」地帶，但該場地內已沒有活躍的農業用途，申請地點周圍也被一些臨時構築物及寮屋包圍，因此擬議的開發被認為與周邊地區並不衝突。因此，暫時批准這個為期三年的臨時申請可以更好地利用荒廢農地，不會損害「農業」地帶的長遠規劃意向。

資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

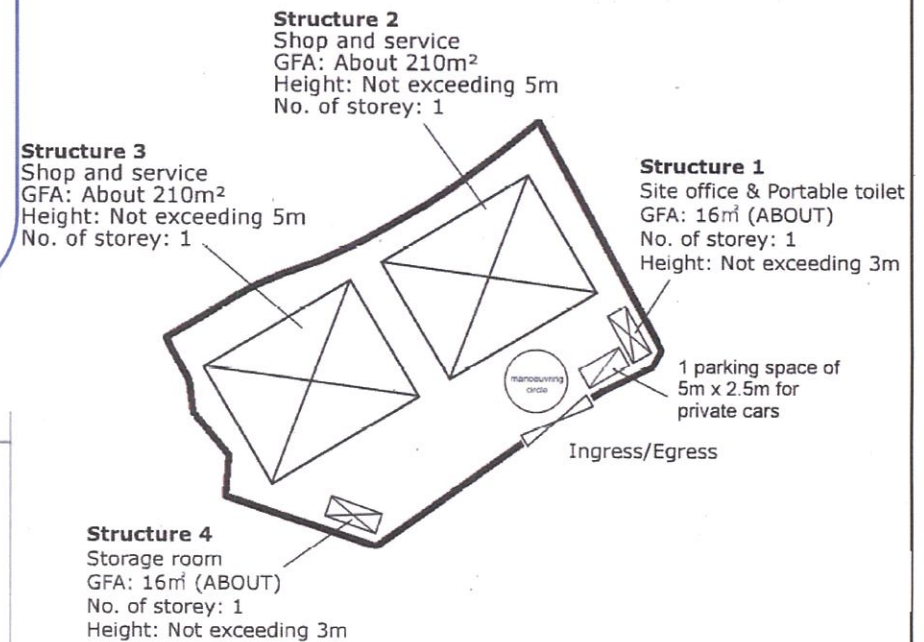
Warning 警告

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》。

(case A/YL – SK / 458 , 臨時用途/發展申請)

(page 3 / 5)

該申請建議包含四所構築物。惟該四所構築物實際上已存在。何解可先建後申請？況且目前土地擁有人並無持有任何有效的臨時用途/發展許可，支持構築物之存在，屬僭建物。



申請的許可有效期

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	628	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	452	sq.m	☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	4		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	452	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	452	sq.m	☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的樓層高度及不同樓層

申請書上聲稱整幅場地會填上0.2M混凝土，與現況有矛盾。該場地實質上早已填上大面積混凝土，何解可先填後申請？

(case A/YL – SK / 458, 臨時用途/發展申請)

(page 4 / 5)

措施，否則請提供理由/理由。	
(i) Does the development proposal involve alteration of existing building?	Yes 是 ☐ Please provide details 請提供詳情 No 否 ☒
(ii) Does the development proposal involve the operation on the right?	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/或挖土的範圍及/或深度) ☐ 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 1080 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 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 ☐
On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒	

4. 申請地點將會進行填土工程，填土面積約 1080 平方米，填土物料為混凝土，厚度為 0.2 米，主要用作擺放構築物和行人路的用途。

資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

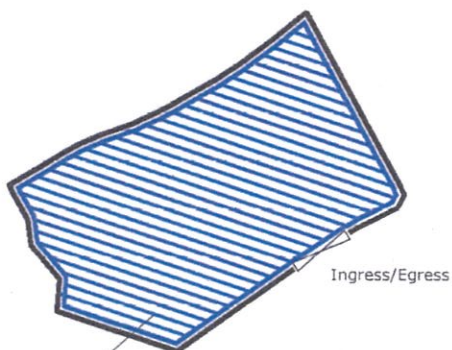
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Applied use/
development
申請用途/發展

擬議臨時商店及服務行業連附屬設施及相關填土工程（為期3年）

Proposed Temporary Shop and Service with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years



Land Filling Area
For car parking and circulation path
Area: 1080 m² (ABOUT)
Existing site level: +46mPD (ABOUT)
Proposed site level: +46.2mPD (ABOUT)
Depth of land filling: No more than 0.2m
Land Filling Materials: Concrete

申請人提交之私家車流量預測亦
遠離真實，比村民認知相差千里
，有誤導成份。

(case A/YL – SK / 458 , 臨時用途/發展申請)

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根據城市規劃條例第 16 條作出規劃許可申請
擬在元朗石崗丈量約份第 114 約地段第 1639 號 A 分段(部份)
作為期三年的臨時商店及服務行業連附屬設施及相關填土工程

預計私家車進出流量報告

(星期一至星期日及公眾假期)

時間	進入 (輛)	離開 (輛)
9 : 00 – 10 : 00	0	0
10 : 00 – 11 : 00	0	0
11 : 00 – 12 : 00	0	0
12 : 00 – 13 : 00	0	0
13 : 00 – 14 : 00	1	0
14 : 00 – 15 : 00	0	0
15 : 00 – 16 : 00	0	1
16 : 00 – 17 : 00	0	0
17 : 00 – 18 : 00	0	0
合計(輛)	1	1

城市規劃委員會
Town Planning Board

最新消息

關於我們

12. 空氣流通評估

13. 管理計劃

14. 社會影響評估

15. 文物影響評估

16. 生態影響評估

17. 保育管理計劃

18. 其他

PDF

就規劃申請提出意見
Comments on Planning Application

請勿填寫此欄 For Official Use Only	檔案編號 Reference No.	
	收到日期 Date Received	

重要提示：

Important Notes:

1. 意見必須於指定的法定期限屆滿前向城市規劃委員會（下稱「城規會」）提出；
The comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period;
2. 城規會考慮申請的暫定會議日期已上載於城規會的網頁 (<https://www.tpb.gov.hk/tc/>)。考慮規劃申請而舉行的會議(進行商議的部分除外)，會向公眾開放。如欲觀看會議，請最遲在會議日期的一天前以電話(2231 5061)、傳真(2877 0245)或電郵(tpbpd@pland.gov.hk)向城規會秘書處預留座位。座位會按先到先得的原則分配；
The tentative date of the Board to consider the application has been uploaded to the Board's website (<https://www.tpb.gov.hk/en/>). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis;
3. 供城規會在考慮申請時參閱的文件，會在發送給城規會委員後存放於城規會的網頁、規劃署的規劃資料查詢處(查詢熱線 2231 5000)，以及在會議當日存放於會議轉播室，以供公眾查閱；及
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members on the Board's website, at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting; and
4. 在城規會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在城規會的網頁上查閱決定摘要。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號

The application no. to which the comment relates

A/YL-SK/458

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

Dear Secretary (Town Planning Board),

Details please refer to 2 pdf files attached.

Thanks.

Lily

「提意見人」姓名／名稱

Name of person/company making this comment

簽署

Signature

Lily Lam

日期

Date

9 Aug 2026

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月10日星期一 19:30
收件者: tpbpd/PLAND
主旨: 关于规划申请 A/YL-SK/458 的支持反对意见
附件: pdf file.pdf; comment_form.pdf
类别: Internet Email

致城规会秘书：

关于规划申请 **A/YL-SK/458（地块#1639，DD114）**

本人就土地拥有人于2026年7月14日向城规会提交的临时用途／发展申请，谨此提出**严正反对**，现将主要理据扼述如下（详细论证请参阅随附之PDF档案）：

一、该农地拥有人过往多次被揭发在未获许可下进行违规作业，包括经营废车拆解场、建筑材料堆置场、汽车维修工场及货仓等。规划署与地政署均有执法纪录，最近一次违规更发生于本年年中，足见其长期漠视法规。

二、申请人将现时实际用途描述为「休闲农场」，明显与事实不符，属于**不实陈述**，意图误导审批当局。

三、申请方案中提及的四幢构筑物，实际上早已建成。申请人何以能**先兴建、后补办申请**？更重要的是，该土地拥有人目前并未持有任何有效的临时用途或发展许可，该等构筑物依法应属**违章建筑**。

四、申请文件指整幅场地将铺设0.2米厚的混凝土，然而现场早已被大面积混凝土覆盖。此种**既成事实后再申请追认**的做法，实属本末倒置，难以接受。

五、申请人就私家车流量的估算，与村民的日常观察严重不符，差距极大，有**刻意夸大或隐瞒**之嫌，涉嫌误导审批程序。

六、该村常住人口稀少，对于杂货店、五金零售、盆栽及农具等商业需求极为有限，难以支持所述商业活动的持续运营。

综合以上各点，本人深信该项申请存在多项严重瑕疵，恳请 贵会**驳回**此规划许可申请，并促请相关部门依法对违法构筑物及填土工程作出跟进处理。

此致
Jackie

(case A/YL – SK / 458 , 臨時用途/發展申請)

(page 1 / 5)

土地擁有人2026年7月14日向城
規會遞交之臨時用途/發展申請

2026年 7月 14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 2026-07-14
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

Form No. S16-III 表格第 S16-III 號

申請人訛稱現有用途為
“休閒農場”，申請書
內言詞亦自相矛盾。

(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 Outline Zoning Plan No. S/YL-SK/11 石崗分區計劃大綱核准圖編號 S/YL-SK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 「農業」
(f) Current use(s) 現時用途	休閒農場 (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)

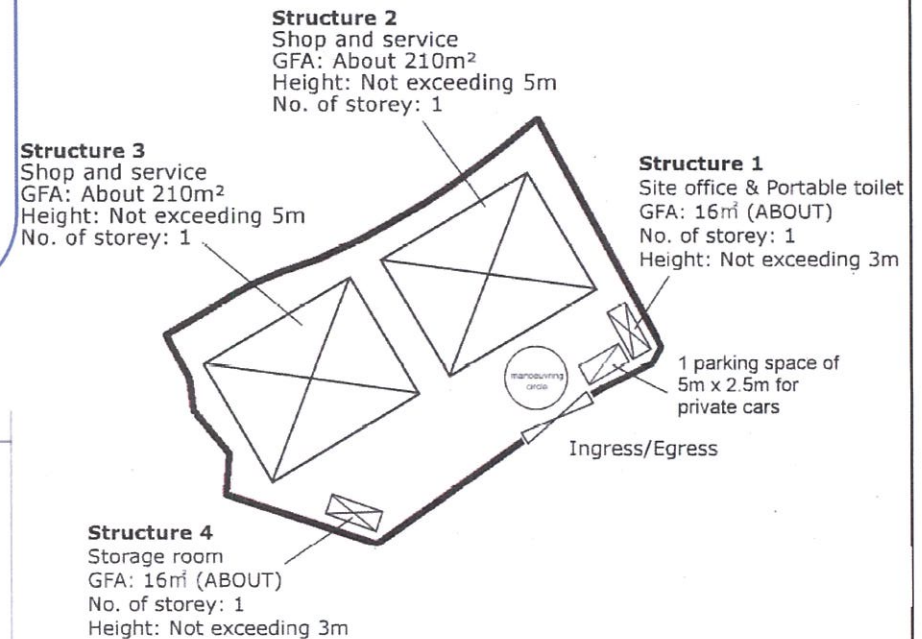
3. 雖然申請地點屬於「農業」地帶，但該場地內已沒有活躍的農業用途，申請地點周圍也被一些臨時構築物及寮屋包圍，因此擬議的開發被認為與周邊地區並不衝突。因此，暫時批准這個為期三年的臨時申請可以更好地利用荒廢農地，不會損害「農業」地帶的長遠規劃意向。

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》。

該申請建議包含四所構築物。惟該四所構築物實際上已存在。何解可先建後申請？況且目前土地擁有人並無持有任何有效的臨時用途/發展許可，支持構築物之存在，屬僭建物。



申請的許可有效期

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	628	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	452	sq.m	☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	452	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	452	sq.m	☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的樓層高度及不同樓層

申請書上聲稱整幅場地會填上0.2M混凝土，與現況有矛盾。該場地實質上早已填上大面積混凝土，何解可先填後申請？

(case A/YL – SK / 458 , 臨時用途/發展申請)

(page 4 / 5)

措施，否則請提供理據/理由。			
(i) Does the development proposal involve alteration of existing building?	Yes 是 ☐ Please provide details 請提供詳情		
擬議發展計劃是否包括現有建築物的改動?	No 否 ☒		
(ii) Does the development proposal involve the operation on the right?	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)		
擬議發展是否涉及右列的工程?	No 否 ☐		
	☐ 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 1080 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 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		
On environment 對環境		Yes 會 ☐	No 不會 ☒
On traffic 對交通		Yes 會 ☐	No 不會 ☒

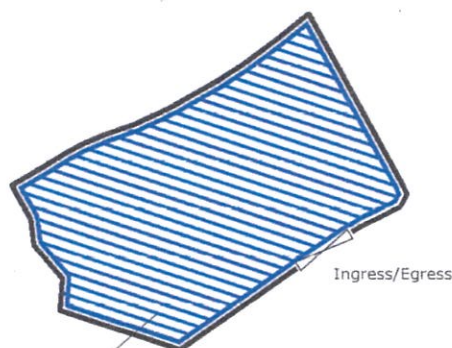
4. 申請地點將會進行填土工程，填土面積約 1080 平方米，填土物料為混凝土，厚度為 0.2 米，主要用作擺放構築物和行人路的用途。

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

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

Applied use/ development 申請用途/發展	擬議臨時商店及服務行業連附屬設施及相關填土工程（為期3年） Proposed Temporary Shop and Service with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
--	---



Land Filling Area
For car parking and circulation path
Area: 1080 m² (ABOUT)
Existing site level: +46mPD (ABOUT)
Proposed site level: +46.2mPD (ABOUT)
Depth of land filling: No more than 0.2m
Land Filling Materials: Concrete

申請人提交之私家車流量預測亦
遠離真實，比村民認知相差千里
，有誤導成份。

(case A/YL – SK / 458 , 臨時用途/發展申請)

(page 5 / 5)

根據城市規劃條例第 16 條作出規劃許可申請
擬在元朗石崗丈量約份第 114 約地段第 1639 號 A 分段(部份)
作為期三年的臨時商店及服務行業連附屬設施及相關填土工程

預計私家車進出流量報告

(星期一至星期日及公眾假期)

城市規劃委員會
Town Planning Board

最新消息

關於我們

12. 空氣流通評估

13. 管理計劃

14. 社會影響評估

15. 文物影響評估

16. 生態影響評估

17. 保育管理計劃

18. 其他

PDF

時間	進入 (輛)	離開 (輛)
9 : 00 – 10 : 00	0	0
10 : 00 – 11 : 00	0	0
11 : 00 – 12 : 00	0	0
12 : 00 – 13 : 00	0	0
13 : 00 – 14 : 00	1	0
14 : 00 – 15 : 00	0	0
15 : 00 – 16 : 00	0	1
16 : 00 – 17 : 00	0	0
17 : 00 – 18 : 00	0	0
合計(輛)	1	1

就規劃申請提出意見
Comments on Planning Application

請勿填寫此欄 For Official Use Only	檔案編號 Reference No.	
	收到日期 Date Received	

重要提示：

Important Notes:

1. 意見必須於指定的法定期限屆滿前向城市規劃委員會（下稱「城規會」）提出；
The comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period;
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The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members on the Board's website, at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting; and
4. 在城規會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在城規會的網頁上查閱決定摘要。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號

The application no. to which the comment relates

A/YL-SK/458

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

Dear Secretary (Town Planning Board),

Details please refer to 2 pdf files attached.

Thanks.

Lily

「提意見人」姓名／名稱

Name of person/company making this comment

簽署

Signature

Jackie yang

日期

Date

9 Aug 2026

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月11日星期二 0:40
收件者: tpbpd/PLAND
主旨: A/YL-SK/458 DD 114 Shek Kong
類別: Internet Email

Dear TPB Members,

So FAKE Hobby Farm application 437 withdrawn and now its Shop and Services / 1 Vehicle Parking.

Again promises to fulfill conditions but the history of the site indicates that this is yet another ploy to gain additional approval.

Portaloo - is there water supply for hand washing?

The applicaiton should be rejected.

Mary Mulivhill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 4 November 2025 4:20 AM HKT
Subject: A/YL-SK/437 DD 114 Shek Kong

A/YL-SK/437

Lot 1639 S.A in D.D. 114, Shek Kong, Yuen Long

Site area: About 1,080sq.m

Zoning: "Agriculture"

Applied use: Hobby Farm / 2 Vehicle Parking

Dear TPB Members,

297 approved 12 Mar 2021. Revoked 12 Feb 2023.

361 approved 15 Mar 2024. Conditions again not fulfilled, may be revoked as there is a lag in updating.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

SO FIVE YEARS LATER A FURTHER APPLICATION

1. ***The application site was previously involved in a planning application for the same purpose (A/YL-SK/361), which was withdrawn because the applicant failed to fulfill the relevant conditions (outstanding drainage, fire protection completed). The applicant promises that if this application is approved, all relevant conditions will be fulfilled.***

Seriously? There are no drainage plans attached. Just vague promises.

If this application is approved it is very clear that all this rule of law and order stuff we are bombarded with on a daily basis is nothing more than a lot of hot air. The reality is that public security is the least concern of both government depts and board members.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 16 February 2021 3:40 AM HKT
Subject: A/YL-SK/297 DD 114 Shek Kong

A/YL-SK/297
Lot 1639 S.A in D.D. 114, Shek Kong, Yuen Long
Site area : About 1,080sq.m
Zoning : "Agriculture"
Applied use : Hobby Farm / 2 Vehicle Parking

Dear TPB Members,

What about some real farming? Recent experience with closed borders and disruption to supply changes should be the catalyst for a change in policy here in Hong Kong with regard to the use of scarce agricultural land.

Many areas in China are suffering from severe drought. President Xi has made the restoration of farming on arable land a priority in order to secure food supplies. But here in HK farm land is used for brownfield, to operate puppy mills and for the fickle demands of weekend farmers who will find new diversions as soon as travel is permitted again..

Members have a duty to question Ag and Fish with regard to its vision going forward to address climate change, drought, the impact on local food supplies and the need to be prepared.

Singapore, as usual, is way ahead of HK in this respect:

<https://www.sfa.gov.sg/food-farming>

To effectively buffer from **supply** disruptions, **Singapore** aims to produce **30%** of its nutritional needs by **2030**. Through funding and technology transfers, SFA helps **local** farmers transform and adopt technology to intensify output

<https://earth.org/singapore-30-by-30-plan/>

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Experts say could help countries secure food supplies and reduce the impacts of climate change by boosting locally sourced produce.

Some hard questions please.

Mary Mulvihill