

寄件者: [REDACTED]
寄件日期: 2026年09月02日星期三 11:50
收件者: tpbpd/PLAND
副本: Jason Sek Hei WONG/PLAND; Athena Pui Yin LAI/PLAND; Travis Tsz Ki KWOK/PLAND; [REDACTED]
主旨: S.16 Planning Application No. A/YL-SK/461 - Submission of Further Information (1)
附件: A_YL-SK_461_FI1_Attachment 1_RtoC.pdf; A_YL-SK_461_FI1_Attachment 2_Replacement page of Planning Statement.pdf
類別: Internet Email

Your Ref.: TPB/A/YL-SK/461

Dear Jason,

Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)
Proposed Temporary Eating Place, Shop and Services and Associated Filling of Land for a Period of 3 Years
in “Agriculture” Zone at Lot 627 (Part) in D.D. 112, Shek Kong, Yuen Long
(Planning Application No. A/YL-SK/461)

Submission of Further Information (1)

Reference is made to the captioned planning application and the departmental comments received via email from the Planning Department on 2.9.2026.

In response to the concerned departmental comments, we are pleased to submit further information including the following documents for your consideration:

Attachment 1 – Responses-to-Comments Table

Attachment 2 – Replacement page of the Planning Statement

Should you have any queries or require further clarification, please do not hesitate to contact the undersigned at [REDACTED]
[REDACTED] Thank you.

Best regards,

Tiffany HUI

Town Planner

Tensor Planning and Surveying Limited

Direct Line: [REDACTED] Fax: [REDACTED]
[REDACTED]

Attachment 1 - Response-to-Comments Table

No.	Comments	Responses
1	Fanling, Sheung Shui & Yuen Long East District Planning Office, Planning Department (Contact Person: Mr. Jason WONG), dated 2.9.2026 1. It is noted that the site level stated in the para. 3.2 of the planning statement is different from that indicated on the land filling plan. Please be advised to tally the information stated on the land filling plan and the planning statement.	The applicant would like to clarify that the entire site has been hard-paved with asphalt and concrete with a site level from +16.1mPD to +16.2mPD. Please refer to Attachment 2 for the replacement page of the planning statement for your reference.

Attachment 1

Replacement page of the Planning Statement

proposed layout plan is shown on **Plan 2** for details.

- 3.2 The site is generally flat at a site level of **+16.1mPD to +16.2mPD** and has been entirely hard-paved by asphalt and concrete with a depth of not more than 0.3m. Under this application, the applicant also seeks to regularise the existing filling of land in the entire site to serve the site formation and vehicular circulation purposes. Details of the as-paved area and corresponding site levels are illustrated on **Plan 4**.
- 3.3 **Table 3** below summarises the development parameters of the proposed development:

Table 3 – Proposed Development Parameters

Site Area	About 769m ²
Plot Ratio	About 0.2
Total Floor Area	About 173m ²
No. of Structures	2
Maximum BH	5m (not more than 1 storey)
Covered Area	About 173m ²
Site Coverage	About 22%
Land Filling Area	About 769m ²
Land Filling Depth	Not more than 0.3m with asphalt and concrete

- 3.4 The Site is accessible from Shek Kong Airfield Road via a local track. The ingress/egress at the east of the Site will be 5m in width. There are two parking spaces for private car and one loading/unloading (L/UL) space for light goods vehicle (LGV) proposed for staff's use. In view of the restriction on vessel length for the bridge over the nullah on Shek Kong Airfield Road, only LGV not exceeding 7m long will be used to transport goods to the Site. Sufficient circulation space will be provided within the Site and no vehicle is allowed to queue back onto the public road.
- 3.5 As mentioned, there will be about 6 staff working on site, who will travel to/from the Site mainly by driving. Since the Site intends to serve nearby villagers and workers in Shui Lau Tin, they are expected to visit the Site on foot. The traffic generation by the proposed development is expected to be negligible.