

寄件者: Danny Ng [REDACTED]
寄件日期: 2026年07月27日星期一 17:00
收件者: tpbpd/PLAND
副本: Jason Sek Hei WONG/PLAND; Travis Tsz Ki KWOK/PLAND; Bon Tang; Matthew Ng; Louis Tse; Christian Chim; Grace Wong
主旨: [FI] S.16 Planning Application No. A/YL-SK/454 - Further Information
附件: FI3 for A_YL-SK_454 (20260727).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 of the subject application for the consideration of Government departments (attached).

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

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

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

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

Our Ref. : [REDACTED]
Your Ref. : TPB/A/YL-SK/454

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

By E-mail

27 July 2026

Dear Sir,

3rd Further Information

**Proposed Temporary Shop and Services and Public Vehicle Park
(excluding Container Vehicle) with Ancillary Facilities and Associated Filling of Land
for a Period of 5 Years in "Village Type Development" Zone,
Lot 354 in D.D. 112, Shui Lau Tin, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/454)

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

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Jason WONG

email: jshwong@pland.gov.hk)



cc



Response-to-Comment (RtC)

**Proposed Temporary Shop and Services and Public Vehicle Park
(excluding Container Vehicle) with Ancillary Facilities and Associated Filling of Land
for a Period of 5 Years in “Village Type Development” Zone,
Lot 354 (Part) in D.D. 112, Shui Lau Tin, Shek Kong, Yuen Long, New Territories**

(S.16 Application No. A/YL-SK/454)

- (i) The applicant provides the following information in response to the public comments received during the public inspection period of the captioned application:
- noting that some locals raised concerns on the usage of a pedestrian path along the western periphery of the application site, the applicant proposes to revise the site boundary so as to retain the pedestrian path for the usage of local residents;
 - in view of the above, the site area is reduced from 3,763 m² to 3,467 m², i.e. -7.9%; whereas the site coverage is increased from 16% to 17%, i.e. +6.25%;
 - the location of the application site is thereafter revised as ‘*Lot 354 (**Part**) in D.D. 112, Shui Lau Tin, Shek Kong, Yuen Long, New Territories*’;
 - the revised documents, including relevant pages of the Form No. S16-I, plans/drawings, and supplementary statement, are enclosed at **Annex 1**.

Annex 1

Revised pages of the Form No. S16-I,
plans & drawings and supplementary statement

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

Chong Kee Development Company 創基發展公司

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

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

R-riches Planning Limited 盈卓規劃有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼 (如適用)	Lot 354 (Part) in D.D. 112, Shui Lau Tin, 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 3,467 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 1,137 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	"Village Type Development" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

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

(b) The applicant 申請人 –

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

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

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

(ii) <i>For Type (ii) application</i> 供第(ii)類申請	
(a) Operation involved 涉及工程	☐ 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 3,467 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 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍))
(b) Intended use/development 有意進行的用途／發展	Proposed Temporary Shop and Services and Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years

(iii) <i>For Type (iii) application</i> 供第(iii)類申請													
(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物／構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱／種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)											

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Shop and Services and Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	1,137..... sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	0.3.....	☒ About 約
Proposed site coverage 擬議上蓋面積	17..... %	☒ About 約
Proposed no. of blocks 擬議座數	6.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	1 - 2..... storeys 層	
	☐ include 包括.....storeys of basements 層地庫	
	☐ exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	 mPD 米(主水平基準上) ☐ About 約	
	3 - 8..... m 米 ☒ About 約	

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 354 (Part) in D.D. 112, Shui Lau Tin, Shek Kong, Yuen Long, New Territories		
Site area 地盤面積	3,467 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	"Village Type Development" Zone		
Applied use/ development 申請用途／發展	Proposed Temporary Shop and Services and Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1,137 ☒ About 約 ☐ Not more than 不多於	0.3 ☒ 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	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 ☐ (Not more than 不多於)
		N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		N/A	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	3 - 8 (about)	m 米 ☐ (Not more than 不多於)
		N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		1 - 2	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	N/A	m 米 ☐ (Not more than 不多於)
		N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		N/A	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	17 % ☒ About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 ☐ Not less than 不少於

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lot 354 (Part) in D.D. 112, Shui Lau Tin, Shek Kong, Yuen Long, New Territories (the Site) for 'Proposed Temporary Shop and Services and Public Vehicle Park (excluding Container Vehicle) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years' (the proposed development) (Plan 1).
- 1.2 The Site is in close proximity to nearby residential settlements and villages with strong local demand for shop and services and vehicle parking spaces. The proposed development would introduce new varieties of shop and services to meet residents' demand for daily necessities. Besides, the Site adjoins the neighboring Pat Heung Central Primary School where a considerable number of parents would drive through the local access and pick up/drop off their children for school. The proposed development would alleviate the illegal on-street parking circumstance and enhance the road and pedestrian safety in the area, and provide comfortable waiting space for the parents while waiting for their children.

2) Planning Context

- 2.1 The Site currently¹ falls within an area zoned "Village Type Development" ("V") on the Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/11 (Plan 2). According to the Notes of the OZP, the applied uses are Column 2 uses within the "V" zone, which require planning permission from the Board.
- 2.2 Despite the Site falls within the "V" zone which is to designate both existing recognised villages and areas of land considered suitable for village expansion, other commercial uses may be permitted on application to the Board. The temporary basis of the proposed development would not frustrate the long-term planning intention of the "V" zone and can better utilise precious land resources in the New Territories. The building height of the proposed structures i.e. 3 m to 8 m (about), is lower than that of nearby village houses in its surrounding within the "V" zone i.e. maximum building height of 3 storeys (8.23 m). Therefore, it is considered not incompatible with the surrounding environment.

¹ The Site fell within an area zoned "V" on the Draft Shek Kong OZP No. S/YL-SK/10 at the time of submission.

2.3 A similar application (No. A/YL-SK/411) for the same applied uses was approved by the Board within the same "V" zone to the west of the Site in April 2025. Other similar applications for "Shop and Services" (Nos. A/YL-SK/292, 405, 434 and 446) and "Public Vehicle Park" (Nos. A/YL-SK/344, 367 and 421) within/straddling the "V" zone in the vicinity of the Site were also approved in the past 5 years. Therefore, approval of the application is in line with the Board's previous decisions and would not set an undesirable precedent within the "V" zone.

3) Development Proposal

3.1 The Site occupies an area of 3,467 m² (about) (Plan 3). A total of 6 structures are proposed at the Site for shop and services, office, washroom and meter room with total gross floor area (GFA) of 1,137 m² (about) (Plan 4). The operation hours of the shop and services will be from 08:00 to 21:00 daily (including Sunday and public holidays), whilst the public vehicle park will be opened 24-hour daily. Details of the development parameters are shown at Table 1 below:

Table 1 – Major development parameters

Site area	3,467 m ² (about)
Covered area	597 m ² (about)
Uncovered area	2,870 m ² (about)
Plot ratio	0.30 (about)
Site coverage	17% (about)
No. of structure	6
Total GFA	1,137 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	1,137 m ² (about)
Building height	3 m to 8 m (about)
No. of storey	1 to 2

3.2 The Site is proposed to be entirely paved with concrete of not more than 0.2 m in depth for the site formation of the proposed structures, and the provision of parking, loading/unloading (L/UL) and circulation space (Plan 5). The hard-paving is considered necessary and has been kept to a minimum for the operation of the proposed development. The existing site levels range from +18.7 mPD at the south to +19.2 mPD at the north. Upon completion of the filling of land, the site levels will be raised to +18.9 mPD at the south and +19.4 mPD at the north. The applicant will strictly follow the proposed scheme, and no further filling will be carried out at the Site after obtaining relevant planning permission. Upon expiry of the planning permission, the applicant

will reinstate the Site to an amenity area.

- 3.3 The proposed shop and services could accommodate about 40 customers per day. Goods to support the daily operation of the proposed development will be transported by light goods vehicles (LGV) during non-peak hours i.e. beyond 08:00 to 09:00 and 18:00 to 19:00.
- 3.4 The applicant proposes to provide adequate number of private car (PC) parking spaces to alleviate the pressing demand for parking spaces and illegal on-street parking in the vicinity, particularly arising from parents coming to drop off/waiting to pick up their children for school. As the operation hours of the proposed shop and services would last until 21:00, it is expected the nighttime traffic induced by the proposed development is minimal. No public announcement system or any form of audio amplification system will be used at the Site. As such, the potential adverse impacts in relation to noise and traffic flow to nearby residents are not anticipated.
- 3.5 The Site is accessible from Shek Kong Airfield Road via a local access (**Plan 1**). A 7.3 m-wide vehicular ingress/egress is proposed at the northern part of the Site. A total of 17 parking and L/UL spaces are proposed at the Site (**Plan 4**). Details of the parking and L/UL provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Types of space	Nos. of space
Parking space for PC - 2.5 m (W) x 5 m (L)	15
L/UL space for LGV - 3.5 m (W) x 7 m (L)	2

- 3.6 A separate entrance/exit solely for pedestrian use connecting the local access leading to Kam Sheung Road is located at the southern tip of the Site, which provides a more convenient access for residents and visitors coming from the south of the Site (**Plan 4**).
- 3.7 Sufficient space is provided for vehicle 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 estimated to be minimal, adverse traffic impacts arising from the proposed development should not be anticipated. Details of the estimated trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated trip generation/attraction

Time period	Estimated trip generation/attraction				
	PC		LGV		2-way total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	5	3	0	0	8
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	3	5	0	0	8
Average trip per hour (Beyond AM & PM Peaks)	4	4	1	1	10

- 3.8 A notice will be posted at a prominent location of the Site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period. No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period.
- 3.9 No open storage, storage of unlicensed vehicle, vehicle repairing, dismantling or other workshop activities will be involved at the Site. 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.
- 3.10 The Site is partly covered with overgrown grass and scattered vegetations/trees. No old or valuable tree has been identified thereon. In view of the operational need of the proposed development, as well as the provision of vehicle parking, L/UL and circulation spaces, the majority of the Site will be disturbed. As such, it is not proposed to retain any of the existing vegetations at the Site.
- 3.11 The applicant will 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' and relevant "Professional Persons Environment Consultative Committee Practice Notes" issued by the Environmental Protection Department (EPD) to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

3.12 The applicant has provided a drainage proposal to alleviate the potential adverse drainage impacts to the surrounding areas (**Appendix I**). Upon acceptance by the Drainage Authority, the applicant will implement the drainage proposal and submit photographic records of the drainage facilities for the consideration of relevant authorities.

3.13 It is noted that the Site is located within the Shui Lau Tin Site of Archeological Interest (SAI). Other than the proposed drainage work as enclosed at **Appendix I**, no other excavation work will be carried out at the Site. Subject to approval of the Drainage Authority, peripheral drainage u-channels with catchpits will be proposed along the site boundary to collect the surface run-off in order to minimise the potential adverse drainage impact to the surroundings. The proposed work will be carried out within the paved layer, which is considered minimal in scale and is intended to facilitate the required drainage facilities. As such, the potential adverse impact to the concerned SAI is therefore not anticipated.

4) Conclusion

4.1 The proposed development is not anticipated to create significant nuisance to the surrounding area. Upon obtaining relevant planning permission from the Board, the applicant will provide adequate mitigation measures such as the submission of fire service installations and the implementation of drainage proposals to alleviate any potential adverse impact arising from the proposed development.

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

R-riches Planning Limited

July 2026

LIST OF PLANS

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

LIST OF APPENDICES

Appendix I	Drainage proposal
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LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,467 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SHEK KONG AIRFIELD ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM SHEK KONG AIRFIELD ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND

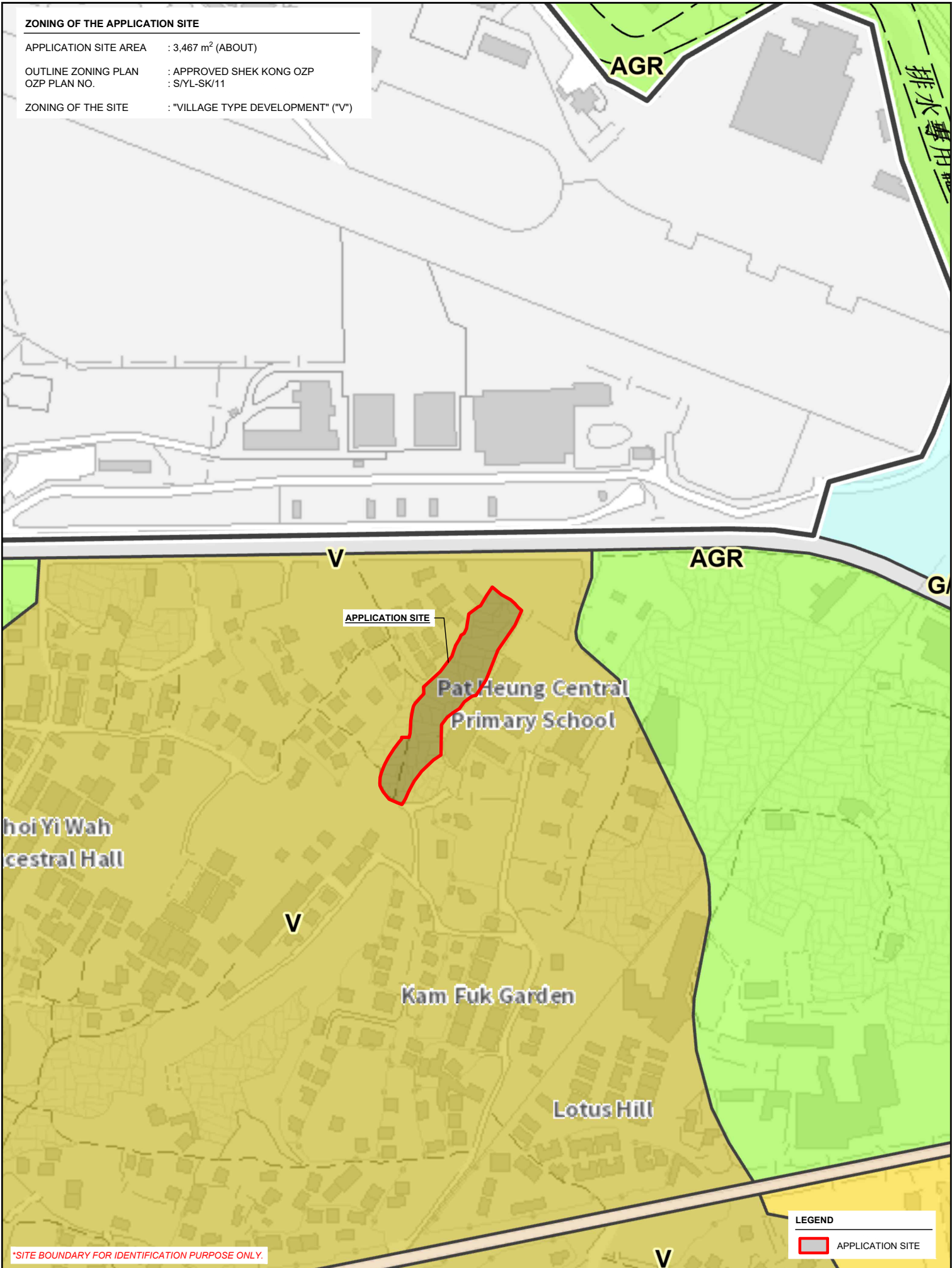
APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT 	PROJECT	ADDRESS	SCALE 1 : 3000 @ A4		TITLE LOCATION PLAN		
	PROPOSED TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS	LOT 354 (PART) IN D.D. 112, SHUI LAU TIN, SHEK KONG, YUEN LONG, NEW TERRITORIES	DRAWN BY MN	DATE 9.7.2026	DWG NO. PLAN 1	VER. 002	
			REVISED BY	DATE			

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,467 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED SHEK KONG OZP
OZP PLAN NO. : S/YL-SK/11
ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



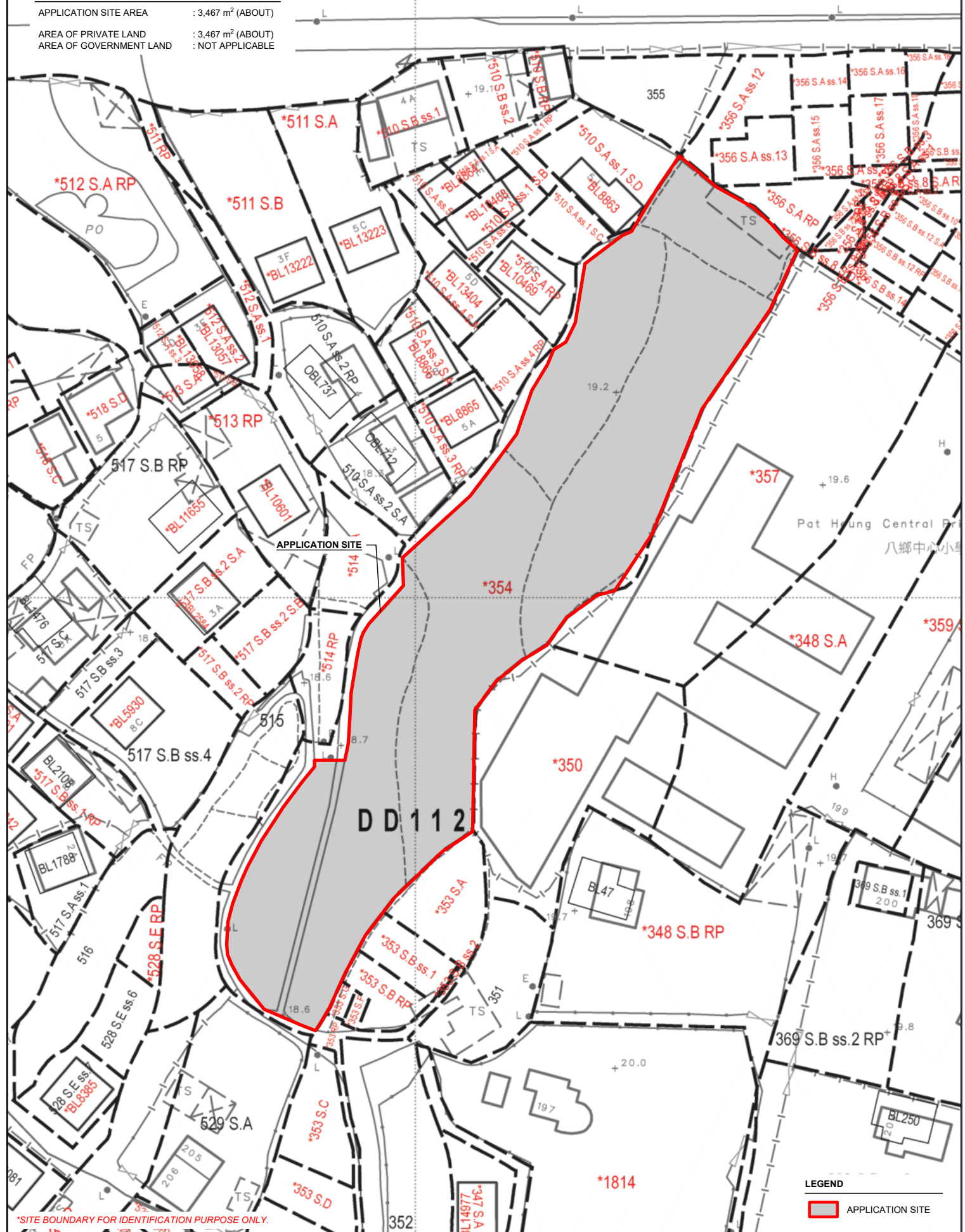
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS	ADDRESS LOT 354 (PART) IN D.D. 112, SHUI LAU TIN, SHEK KONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 3000 @ A4		TITLE ZONING PLAN		NORTH 
			DRAWN BY MN	DATE 9.7.2026			
			REVISED BY	DATE	DWG NO. PLAN 2	VER. 002	

AREA OF PRIVATE LAND : 3,467 m² (ABOUT)
AREA OF GOVERNMENT LAND : NOT APPLICABLE



***SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

ADDRESS

LOT 354 (PART) IN D.D. 112, SHUI LAU TIN,
SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 750 @ A4

DRAWN BY

MN

REVISÉ BY

DATE
9.7.2026

DATE _____

TITLE
LAND STATUS

DWG NO.
PLAN 3

VER.	002
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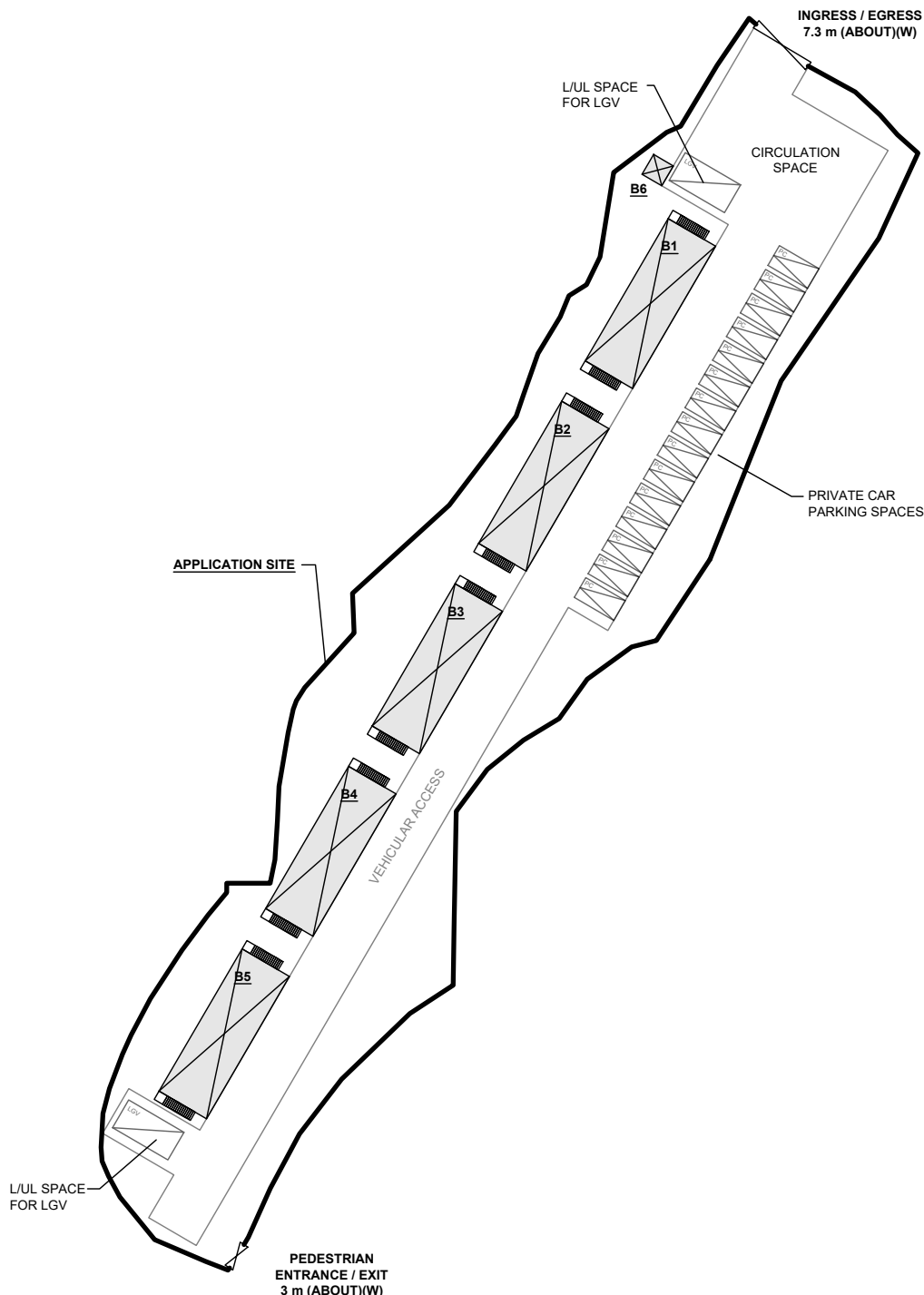


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,467 m ²	(ABOUT)
COVERED AREA	: 597 m ²	(ABOUT)
UNCOVERED AREA	: 2,870 m ²	(ABOUT)
PLOT RATIO	: 0.3	(ABOUT)
SITE COVERAGE	: 17 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,137 m ²	(ABOUT)
TOTAL GFA	: 1,137 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	S&S, OFFICE AND WASHROOM	118 m ² (ABOUT)*	226 m ² (ABOUT) [#]	8 m (ABOUT)(2-STOREY)
B2	S&S, OFFICE AND WASHROOM	118 m ² (ABOUT)*	226 m ² (ABOUT) [#]	8 m (ABOUT)(2-STOREY)
B3	S&S, OFFICE AND WASHROOM	118 m ² (ABOUT)*	226 m ² (ABOUT) [#]	8 m (ABOUT)(2-STOREY)
B4	S&S, OFFICE AND WASHROOM	118 m ² (ABOUT)*	226 m ² (ABOUT) [#]	8 m (ABOUT)(2-STOREY)
B5	S&S, OFFICE AND WASHROOM	118 m ² (ABOUT)*	226 m ² (ABOUT) [#]	8 m (ABOUT)(2-STOREY)
B6	METER ROOM	7 m ² (ABOUT)	7 m ² (ABOUT) [#]	3 m (ABOUT)(1-STOREY)
TOTAL		597 m ² (ABOUT)	1,137 m ² (ABOUT)	

* COVERED AREA OF STRUCTURE: 108 m² (ENCLOSED) + 10 m² (STAIRCASES) = 118 m² (ABOUT)
 # GFA OF STRUCTURE: 108 m² (G/F) + 108 m² (1/F) + 10 m² (STAIRCASES) = 226 m² (ABOUT)
 S&S SHOP AND SERVICES



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 15
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

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

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

ADDRESS

LOT 354 (PART) IN D.D. 112, SHUI LAU TIN, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 750 @ A4

DRAWN BY
MN

DATE
9.7.2026

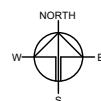
REVISED BY

DATE

TITLE
LAYOUT PLAN

DWG NO.
PLAN 4

VER.
002

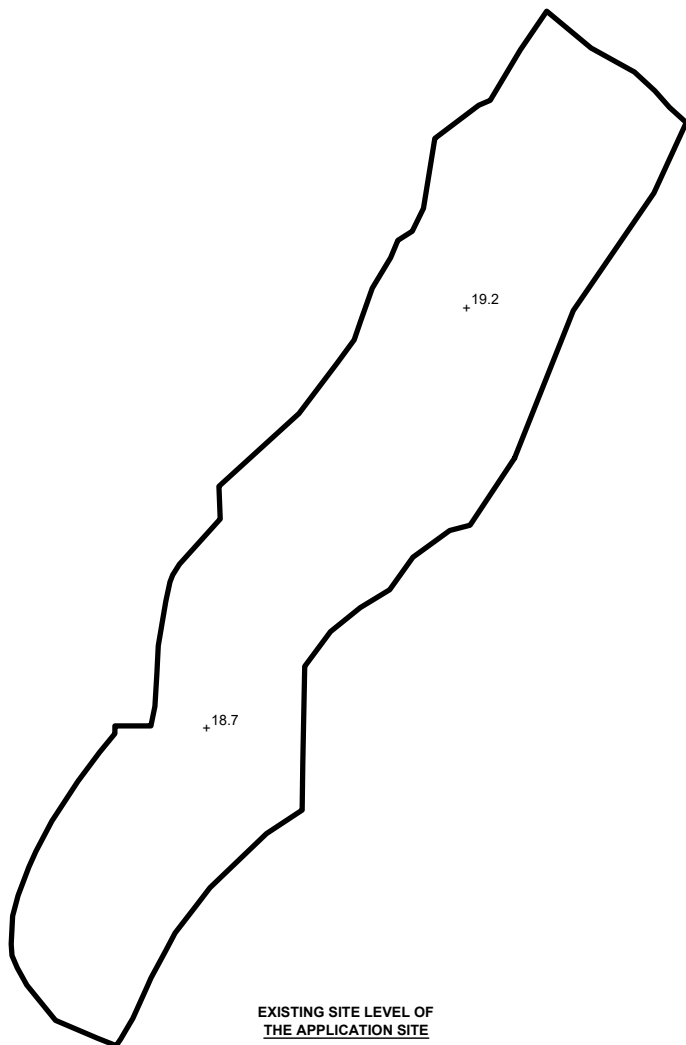


EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,467 m² (ABOUT)

EXISTING SITE SURFACE : SOILED GROUND

EXISTING SITE LEVELS : +18.7 mPD TO +19.2 mPD (ABOUT)



EXISTING SITE LEVEL OF
THE APPLICATION SITE
(INDICATIVE ONLY)

LEGEND

- APPLICATION SITE
- SOILED GROUND AREA
- +19.2 EXISTING SITE LEVEL

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,467 m² (ABOUT)

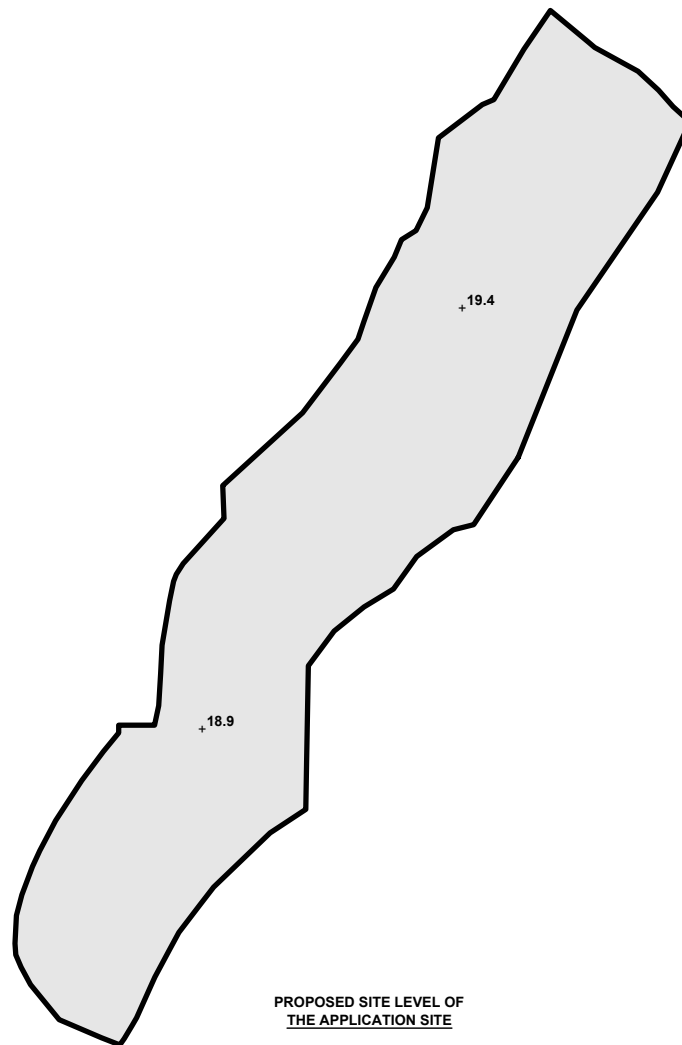
PROPOSED FILLING OF LAND AREA : 3,467 m² (ABOUT)

DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m

PROPOSED SITE LEVELS : +18.9 mPD TO +19.4 mPD (ABOUT)

MATERIAL OF FILLING : CONCRETE

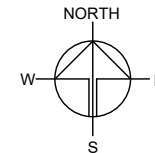
PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE, CIRCULATION SPACE



PROPOSED SITE LEVEL OF
THE APPLICATION SITE
(INDICATIVE ONLY)

LEGEND

- APPLICATION SITE
- FILLING OF LAND AREA
- +19.4 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 354 (PART) IN D.D. 112, SHUI LAU TIN, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY MN DATE 9.7.2026

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

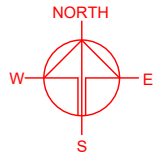
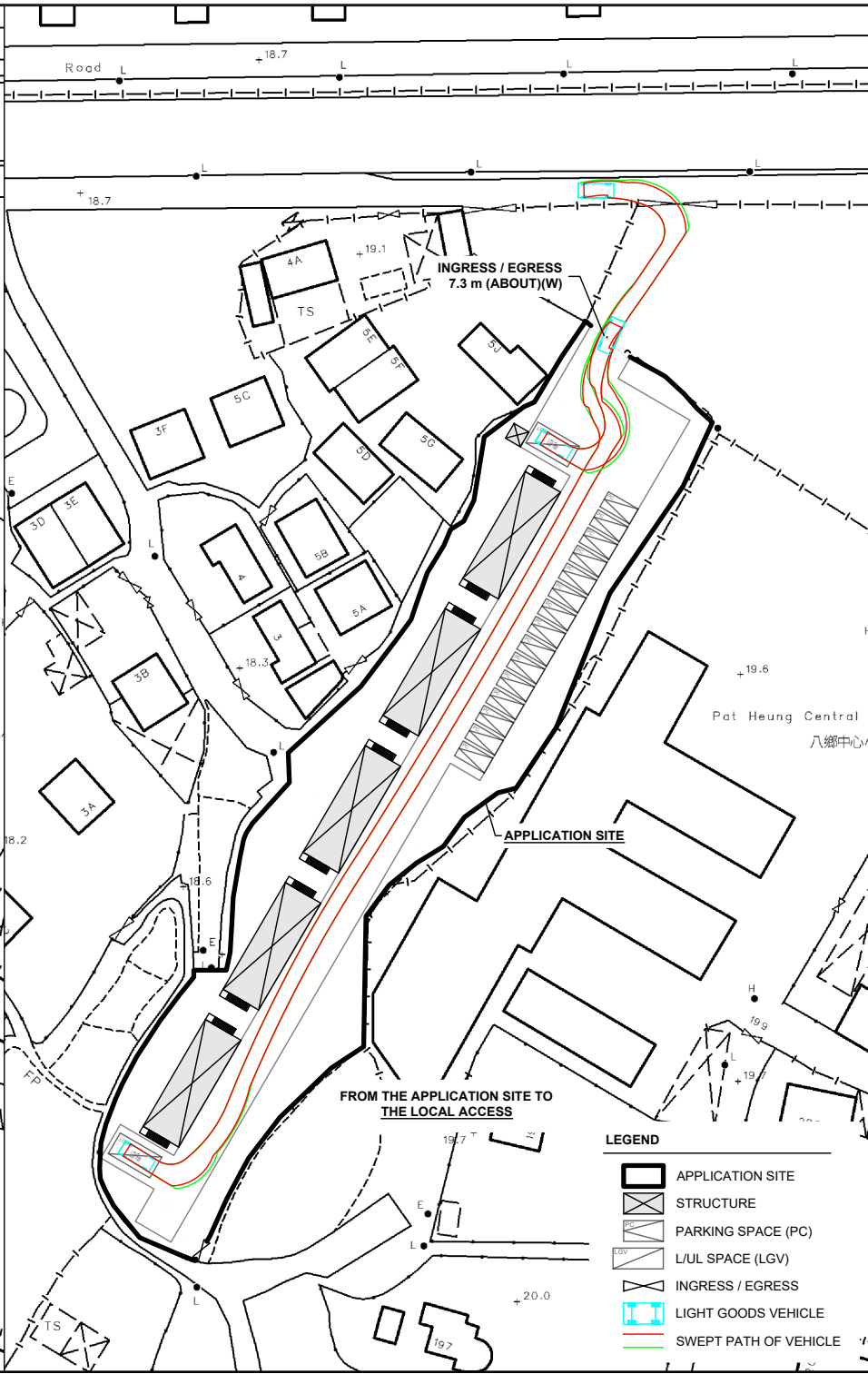
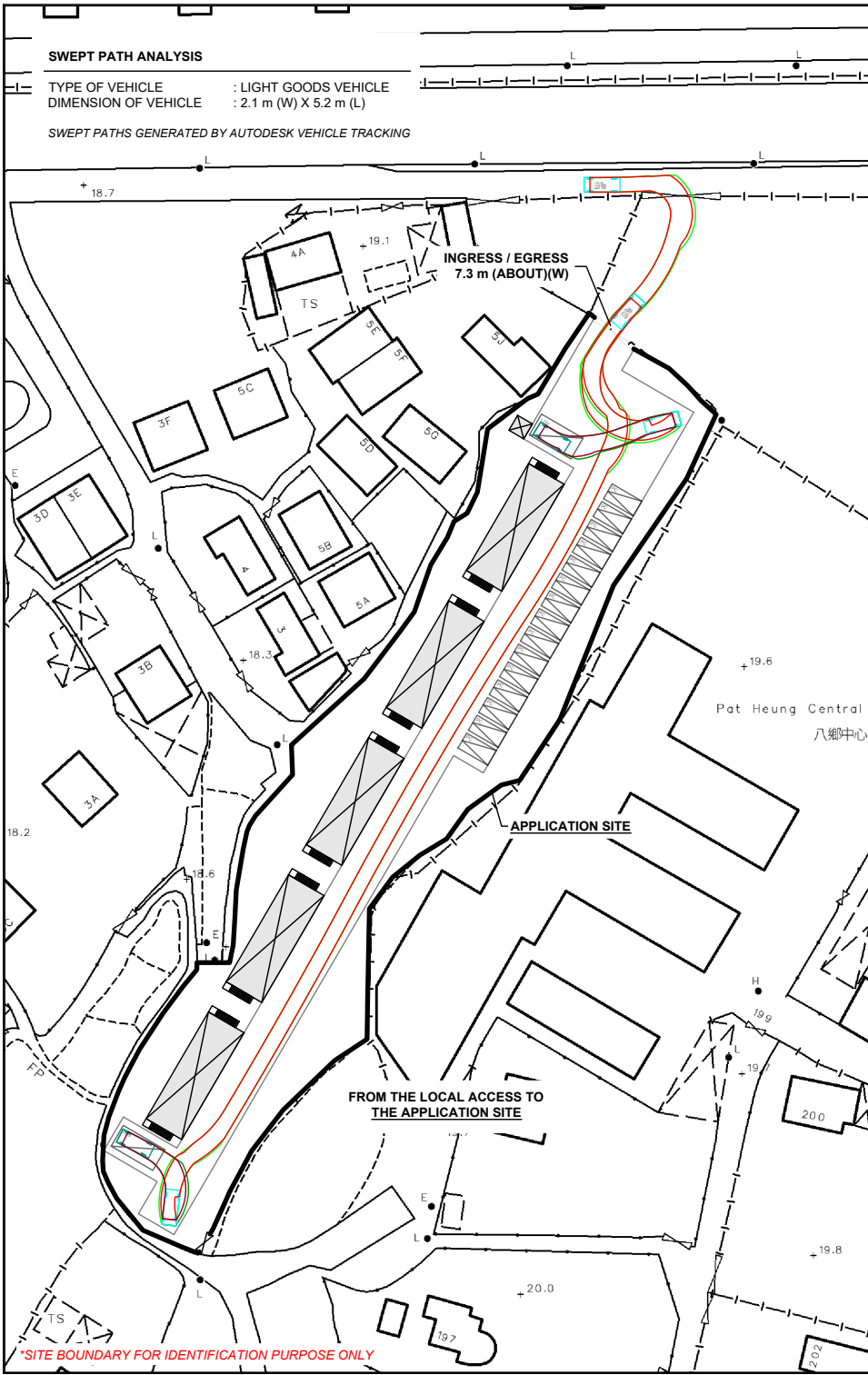
FILLING OF LAND

DWG NO.

PLAN 5

VER.

002



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 354 (PART) IN D.D. 112, SHUI LAU TIN, SHEK KONG, YUEN LONG, NEW TERRITORIES

- LEGEND**
- APPLICATION SITE
 - STRUCTURE
 - PARKING SPACE (PC)
 - L/UL SPACE (LGV)
 - INGRESS / EGRESS
 - LIGHT GOODS VEHICLE
 - SWEPT PATH OF VEHICLE

SCALE 1 : 500 @ A4	
DRAWN BY MN	DATE 9.7.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 6	VER. 002