寄件者: [redacted]
寄件日期: 2026年09月04日星期五 17:26
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/464 - Submission of Further Information (2)
附件: A_YL-SK_464_FI2_Attachment 1_RtoC.pdf; A_YL-SK_464_FI2_Revised Plan 2.pdf; A_YL-SK_464_FI2_Revised Plan 3.pdf

Your Ref.: TPB/A/YL-SK/464

Dear Athena,

Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)
Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years
in "Agriculture" Zone at Lots 1054 S.B and 1056 S.B (Part) in D.D. 106, Shek Kong, Yuen Long
(Planning Application No. A/YL-SK/464)

Submission of Further Information (2)

Reference is made to the captioned planning application and the departmental comments received via email from the Planning Department on 3.9.2026.

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
Plan 2 – Revised Layout Plan
Plan 3 – Revised Land Status Plan

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

Attachment 1 - Response-to-Comments Table

No.	Comments	Responses
1	**Agriculture, Fisheries and Conservation Department (Contact Person: Ms. WONG Cheuk-ling, Chelly), dated 3.9.2026** There are watercourses located to the north and south of the subject site. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during construction and operation.	As shown in the **Revised Plan 2 Layout Plan, Revised Plan 3 Land Status Plan** and **Para. 13 of the Planning Statement**, the applicant has proposed at least 5m setback from the site boundary with the concerned watercourse to the south of the Site. For the watercourse located to the north of the site, since the site is separated from the watercourse by a local access road leading from Kam Sheung Road, it is expected that no disturbance on the watercourse will occur. As the application is an applied use, no further construction or filling of land would be carried out. Throughout the planning approval period, a 2.5m high metal fence will be erected along the site boundary to ensure no spilling of surface run-off on the watercourse. Moreover, stone/ concrete barrier of 0.3m high will be placed along the southern boundary.

Plan 2

Revised Layout Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,221 m^2	(ABOUT)
COVERED AREA	: 100 m^2	(ABOUT)
UNCOVERED AREA	: 3,121 m^2	(ABOUT)
PLOT RATIO	: 0.03	(ABOUT)
SITE COVERAGE	: 3%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 100 m^2	(ABOUT)
TOTAL GFA	: 100 m^2	(ABOUT)
BUILDING HEIGHT	: 4 m	(NOT MORE THAN)
NO. OF STOREY	: 1	(NOT MORE THAN)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
A	SHROFF AND ANCILLARY OFFICE	60 m^2 (ABOUT)	60 m^2 (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
B	STORE ROOM AND TOILET	40 m^2 (ABOUT)	40 m^2 (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
	TOTAL	**100 m^2 (ABOUT)**	**100 m^2 (ABOUT)**	

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 56
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLES PARKING SPACE	: 16
DIMENSIONS OF PARKING SPACE	: 7 m (L) X 3.5 m (W)



N

- ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
- DO NOT SCALE DRAWING

LEGEND

- APPLICATION SITE *2.5m high fencing would be erected along the site boundary throughout the planning approval period
- STRUCTURE
- PARKING SPACE (Private Car) *2.5 m (W) X 5 m (L)*
- PARKING SPACE (Light Goods Vehicles) *3.5 m (W) X 7 m (L)*
- ENTRANCE / EXIT
- EXISTING TREE
- STONE/ CONCRETE BARRIER *0.3m high stone/concrete will be placed along the southern boundary throughout the planning approval period

–	LAYOUT PLAN	08 JUL 2026

REVISION

	name	DATE
drawn	CY	-
checked	-	-
approved	-	-

contract no. –

project no. DD106

TITLE :
TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION :
LOTS 1054 S.B AND 1056 S.B (PART) IN D.D. 106, SHEK KONG, YUEN LONG, NEW TERRITORIES

drawing title.
LAYOUT PLAN

drawing no.	rev.	scale
PLAN 2	–	N.T.S.

0 20 50 100 M @A3

Plan 3

Revised Land Status Plan

LAND STATUS

APPLICATION SITE AREA	:	3,221 m^2	(ABOUT)
AREA OF PRIVATE LAND	:	3,221 m^2	(ABOUT)
AREA OF GOVERNMENT LAND	:	N/A	

N

- ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
- DO NOT SCALE DRAWING

LEGEND

APPLICATION SITE
*2.5m high fencing would be erected along the site boundary throughout the planning approval period

PRIVATE LAND

STONE/ CONCRETE BARRIER
*0.3m high stone/concrete will be placed along the southern boundary throughout the planning approval period

0 20 50 100 M @A3

–	LAND STATUS PLAN	09 JUL 2026

REVISION

	name	DATE
drawn	CY	–
checked	-	–
approved	-	–

contract no. –
project no. DD106

TITLE :
TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

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drawing title.
LAND STATUS PLAN

drawing no.	rev.	scale
PLAN 3	–	N.T.S.