

17 MAR 2021
This form is to be received on
The applicant must formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

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 Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ML-SK/303
	Date Received 收到日期	17 MAR 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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)

Ka Lok Hong Licensing Consultant Limited 家樂行牌證顧問有限公司

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 Property Consultants Limited

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 847 RP (Part) 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	<input checked="" type="checkbox"/> Site area 地盤面積 291 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 233 sq.m 平方米 <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> 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 Outline Zoning Plan No.: S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" 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)

- ☐ 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. 如上述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
04/03/2021 (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 05/3/2021 (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

位於鄉郊地區土地上及/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, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/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 Shop and Services 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 122sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 169sq.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 N/Asq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 233sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 233sq.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	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES AND SITE OFFICE	72m ² (ABOUT)	90m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES AND SITE OFFICE	78m ² (ABOUT)	132m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B3	RAIN SHELTER (CANOPY)	11m ² (ABOUT)	11m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	STAIRCASE	8m ² (ABOUT)	N/A	N/A
TOTAL		169m ² (ABOUT)	233m ² (ABOUT)	

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 2

Motorcycle Parking Spaces 電單車車位 /

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

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 /

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 /

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 /

Coach Spaces 旅遊巴士車位 /

Light Goods Vehicle Spaces 輕型貨車車位 /

Medium Goods Vehicle Spaces 中型貨車車位 /

Heavy Goods Vehicle Spaces 重型貨車車位 /

Others (Please Specify) 其他 (請列明) /

Proposed operating hours 擬議營運時間 09:00 - 18:00 daily (including public holiday)																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	<p>Yes 是 <input checked="" type="checkbox"/> 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))</p> <p>Accessible from Kam Sheung Road via a local access</p> <p>No 否 <input type="checkbox"/> 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)</p>																														
(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，請另頁表示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？	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	<p>Yes 是 <input type="checkbox"/> (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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(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 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	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

位於鄉郊地區臨時用途/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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> 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	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

The applicant seeks to use Lots 847 RP(Part)in D.D. 114, Shek Kong, Yuen Long, New Territories (the Site) for 'Proposed Temporary Shop and Services for a Period of 3 Years' (**Plan P01**). The applicant would like use the Site to operate new estate agency to serve nearby local.

The Site falls within an area zoned as "Residential (Group D)" ("R(D)") on the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 (**Plan P02**). According to the Notes of the OZP, 'shop and services' is a column 2 use within the "R(D)" zone, which requires permission from the Board. Since the application is only on a temporary basis, it will not jeopardize the long term planning intention of the "R(D)" zone.

The Site occupied an area of 291 sq.m (about)(**Plan P03**). Three structures are proposed at the site for shop and services, site office, rain shelter (canopy) and staircase with total GFA of 233 sq.m (about)(**Plan P04**). The operation hours of the proposed development are 09:00 - 18:00 daily (including public holidays). The estimated maximum number of visitor per day are 15 (about). The estimated number of staff working at the Site is eight.

The Site is accessible from Kam Sheung Road via a local access (**Plan P01**). Two private car parking spaces are provided the use of staff and visitor. Sufficient maneuvering space is provided within the Site to ensure no queuing, turning back outside the Site and onto public road. No light, medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractor/trailer will be allowed to enter/exit the site at any time during the planing approval period.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes for sewerage treatment at the Site.

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures will be provided after planning approval has been granted from the Board, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Shop and Services for a Period of 3 Years'.

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 an application to the Board 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

Others 其他

on behalf of
代表

R-riches Property Consultants Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

21/2/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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

- 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：
 - 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
 - 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。
- 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。
- 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

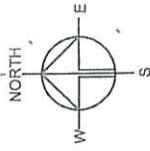
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 847 RP (Part) in D.D 114, Shek Kong, Yuen Long, New Territories 新界元朗石崗丈量約份第114約地段第847號餘段(部份)		
Site area 地盤面積	291	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Shek Kong Outline Zoning Plan No.: S/YL-SK/9 石崗分區計劃大綱核准圖編號: S/YL-SK/9		
Zoning 地帶	"Residential (Group D)" Zone 「住宅(丁類)」用途地帶		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services for a Period of 3 Years 擬議臨時商店及服務行業為期3年		

(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 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
		Non-domestic 非住用	233 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii)	No. of block 幢數	Domestic 住用	/	
		Non-domestic 非住用	4	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
			N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
		Non-domestic 非住用	3.5 - 7 (About)	m 米 <input type="checkbox"/> (Not more than 不多於)
			1 - 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv)	Site coverage 上蓋面積	58 % <input checked="" type="checkbox"/> 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		2
		Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 / / / / / /
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		/
		Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		/ / / / / /

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Plan showing the zoning of the application site,		
Plan showing the land status of the application site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
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。



Drawing No.	Ver.
P01	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS	
LOT 847 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES	
Drawing Title	
LOCATION PLAN	
Scale of A4	
1 : 2000	
Drawn	Date
	17.2.2021
Revised	Date

Sheung Tsuen
San Tsuen

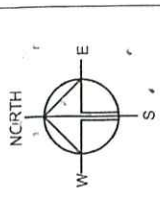
Mun Hau Tsai

ACCESSIBLE FROM KAM SHEUNG ROAD
VIA A LOCAL ACCESS

APPLICATION SITE

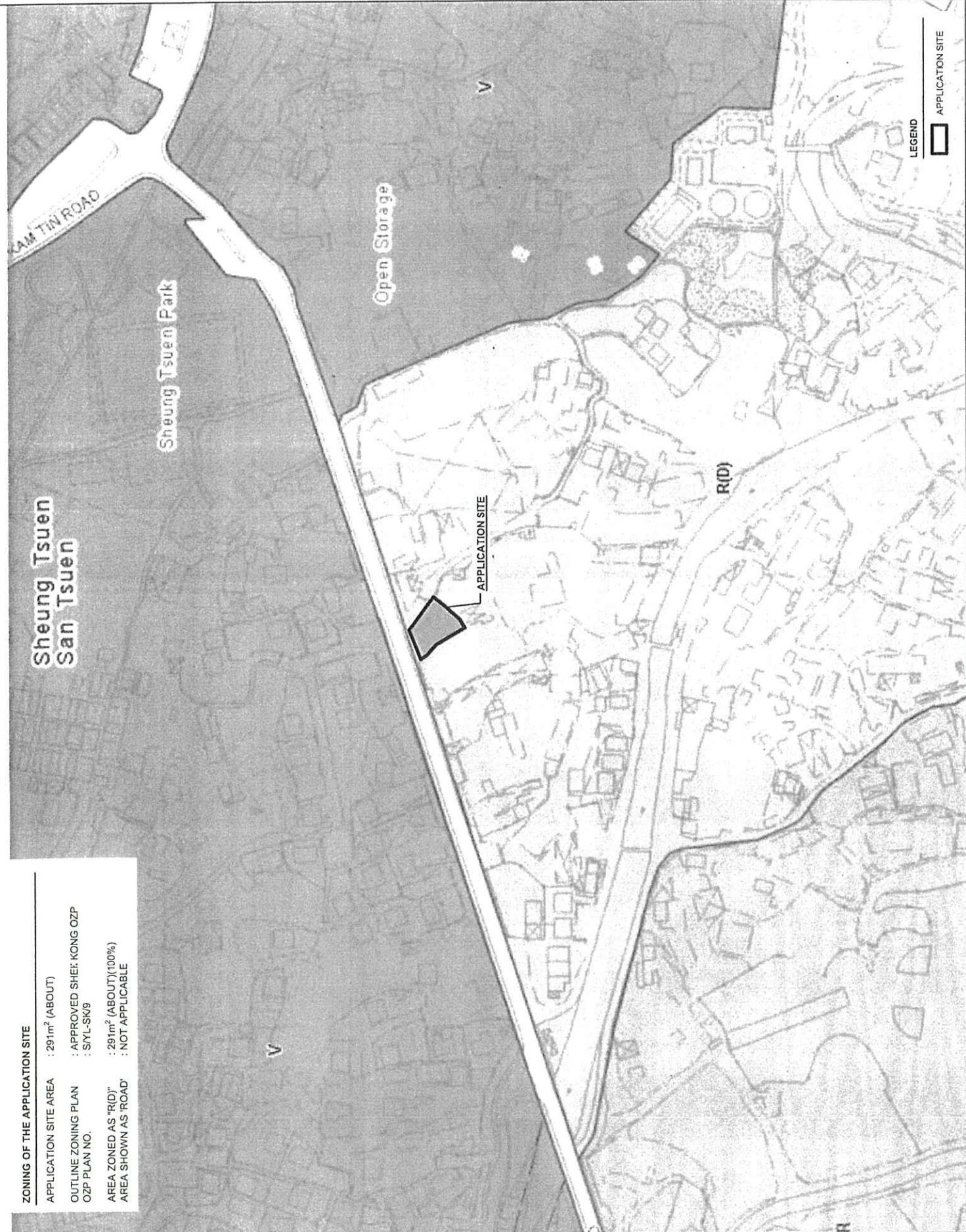
LEGEND

APPLICATION SITE



ZONING OF THE APPLICATION SITE

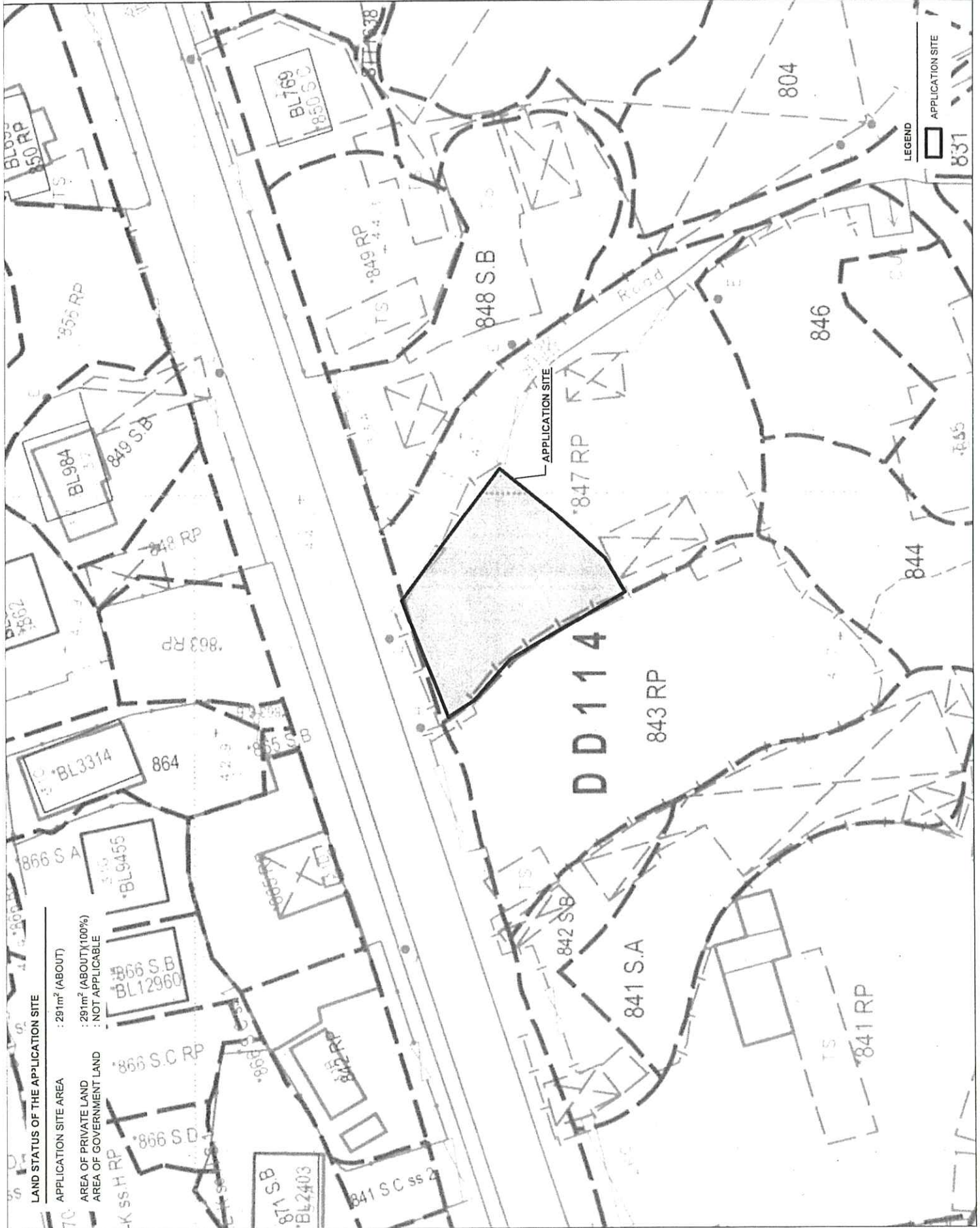
APPLICATION SITE AREA : 291m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED SHEK KONG OZP
OZP PLAN NO. : SYL-SK9
AREA ZONED AS "R(D)" : 291m² (ABOUT) (100%)
AREA SHOWN AS "ROAD" : NOT APPLICABLE



Drawing No.	101
Project	PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS
Lot	LOT 847 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES
Drawing Title	ZONING OF THE SITE
Scale of A4	1:2000
Drawn	4.3.2021
Revised	

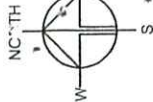


Drawing No.	Ver
P03	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS	
LOT 847 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES	
Drawing Title	LAND STATUS OF THE SITE
Scale of A4	1:500
Drawn	Date
Revised	4.3.2021



LAND STATUS OF THE APPLICATION SITE

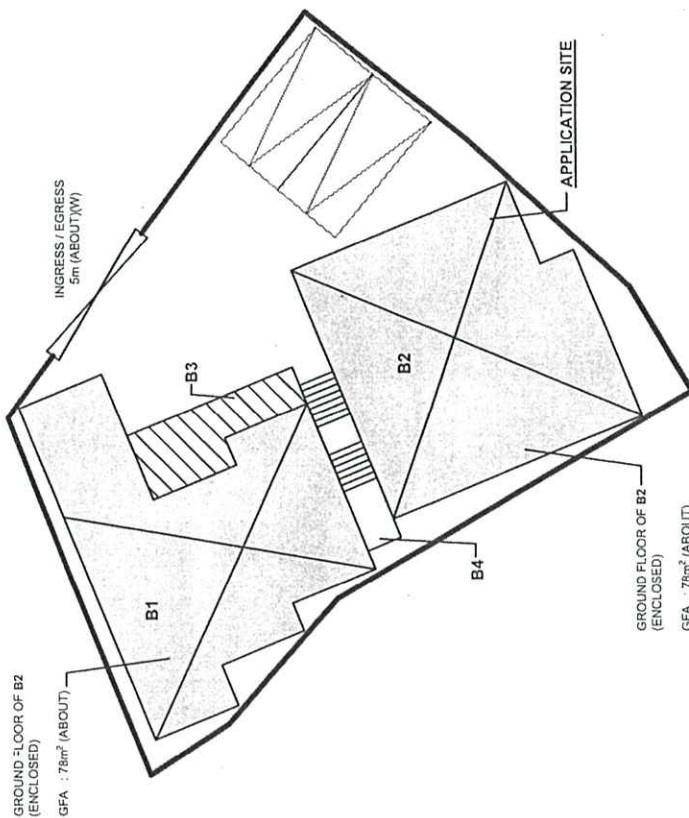
- APPLICATION SITE AREA : 291m² (ABOUT)
- AREA OF PRIVATE LAND : 291m² (ABOUT 100%)
- AREA OF GOVERNMENT LAND : NOT APPLICABLE



DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 291m ² (ABOUT)
COVERED AREA	: 169m ² (ABOUT)
UNCOVERED AREA	: 122m ² (ABOUT)
PLOT RATIO	: 0.8 (ABOUT)
SITE COVERAGE	: 58% (ABOUT)
NO. OF STRUCTURE	: 4
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 233m ² (ABOUT)
BUILDING HEIGHT	: 3.5m - 7m (ABOUT)
NO. OF STOREY	: 1 - 2

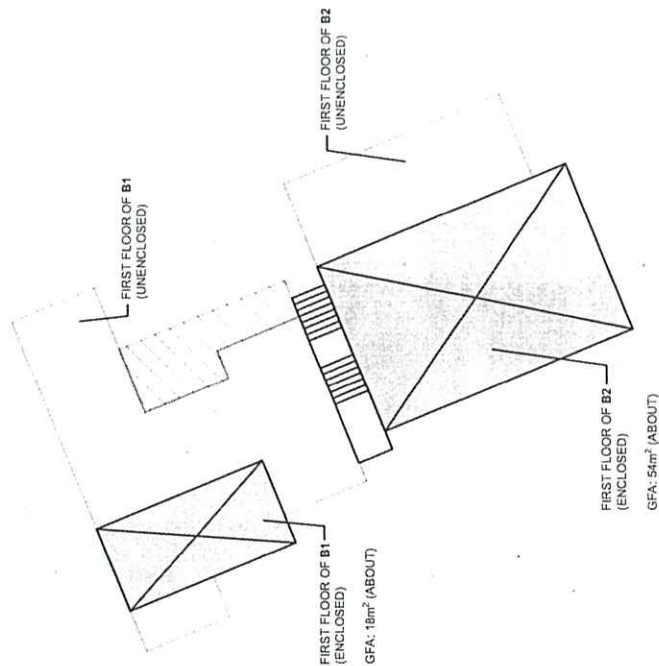
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES AND SITE OFFICE	72m ² (ABOUT)	90m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	SHOP AND SERVICE AND SITE OFFICE	78m ² (ABOUT)	132m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B3	RAIN SHELTER (CANOPY)	11m ² (ABOUT)	11m ² (ABOUT)	3.5m (ABOUT) (1-STOREY)
B4	STAIRCASE	8m ² (ABOUT)	N/A	N/A
TOTAL		169m ² (ABOUT)	233m ² (ABOUT)	



GROUND FLOOR

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LOADING/UNLOADING SPACE FOR LGV	: N/A
DIMENSION OF PARKING SPACE	: 3.5m (W) X 7m (L)



FIRST FLOOR

LEGEND

	APPLICATION SITE
	ENCLOSED STRUCTURE
	INGRESS / EGRESS
	CANOPY

Drawing No
P04

Ver
01

Project

PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS

LOT 847 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES

Drawing Title
LAYOUT PLAN

Scale of A4
1 : 250

Drawn

Date

Revision

4.3.2021



盈卓物業
顧問有限公司

Our Ref.: DD114 Lot 847 RP (Pt)

Your ref.: TPB/A/YL-SK/303

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

By Email

7 May 2021

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group D)” Zone,
Lot 847 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/303)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our
at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

cc DPO/FSYLE, Pland

(Attn.: Mr. Jeffrey WONG

email: jpkwong@pland.gov.hk)

(Attn.: Mr. Boris LAI

email: jtblai@pland.gov.hk)



Responses-to-Comments

Proposed Temporary Shop and Services for a Period of 3 Years in "Residential (Group D)" Zone,
Lot 847 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories

(Application No. A/YL-SK/303)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Mr. Boris LAI; Tel: 3168 4045)		
Please clarify on the following:		
(a)	Justification for proposing two double-storey structures at the Site for only 8 staff members and maximum 15 visitors per day;	The estimated number of visitor and staff per day are 15 and 8 respectively. The internal layout of structures is provided for your consideration (Plan 1).
(b)	Elaboration on the operation mode of the proposed real estate agency; and	The applicant would like use the Site to operate new real estate agency to serve nearby locals living in Mun Hau Tsai, Sheung Tsuen San Tsuen and Tai Ling Tsuen etc.. The operation hours of the proposed development are 09:00 - 18:00 daily (including public holidays). The proposed real estate agency includes the main office for estate agents, toilets, meeting rooms, document storage room, manager and director's rooms (Plan 1).
(c)	Whether the GFA for the ground floor of B1 as shown in the layout plan is 72 sq. m or 78 sq. m, and to update the layout plan accordingly.	The GFA for ground floor of structure B1 is 72m ² (about)(Plan 2).

2. Comments of Commissioner for Transport (Contact Person: Mr. Wilson LEE; Tel: 2399 2421)	
(a)	<p>The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistic;</p> <p>Two private car parking spaces are provided at the application site (the Site) for staff and visitor. Advanced booking is required for visitor to access the Site and the use of parking spaces, this could help to regulate the use of the parking space and prevent excessive number of vehicle and visitor to the Site. As the applicant seek planning permission for a proposed shop and services (real estate agency), loading/unloading space for goods vehicle is not required. Therefore, the parking provision is considered appropriate for the operation of the proposed development</p>
(b)	<p>The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Kam Sheung Road and the local access;</p> <p>The operation hours of the proposed development are from 09:00 to 18:00 daily. It is estimated that one trip will be generated at AM and PM peak hours (Annex 1). As vehicular trips generated by the proposed development is minimal, adverse traffic impact to Kam Sheung Road and the local access should not be anticipated.</p>
(c)	<p>The applicant should demonstrate the smooth manoeuvring of vehicle to / from Kam Sheung Road, along the local access and within the site;</p> <p>Sufficient space is provided for vehicle to smoothly manoeuvre to / from to Kam Sheung Road, along the local access and within the Site (Annex II and Plan 3).</p>
(d)	<p>The applicant should provide nearest public transport services and indicate on the layout plan; and</p> <p>Majority of staff and visitor are required to take public transport to Kam Sheung Road then walk to the site (Plan 4).</p>
(e)	<p>The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department.</p> <p>Noted.</p>

Estimated Traffic Generation and Attraction

**Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group D)” Zone,
Lot 847 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories**

(Application No. A/YL-SK/303)

- (i) The operation hours of the proposed development are from 09:00 to 18:00 daily. The Site is accessible from Kam Sheung Road via a local access.
- (ii) Two private car parking spaces are provided at the Site for staff and visitor only. The breakdown of the estimated vehicular trips on weekend and public holiday are as follows:

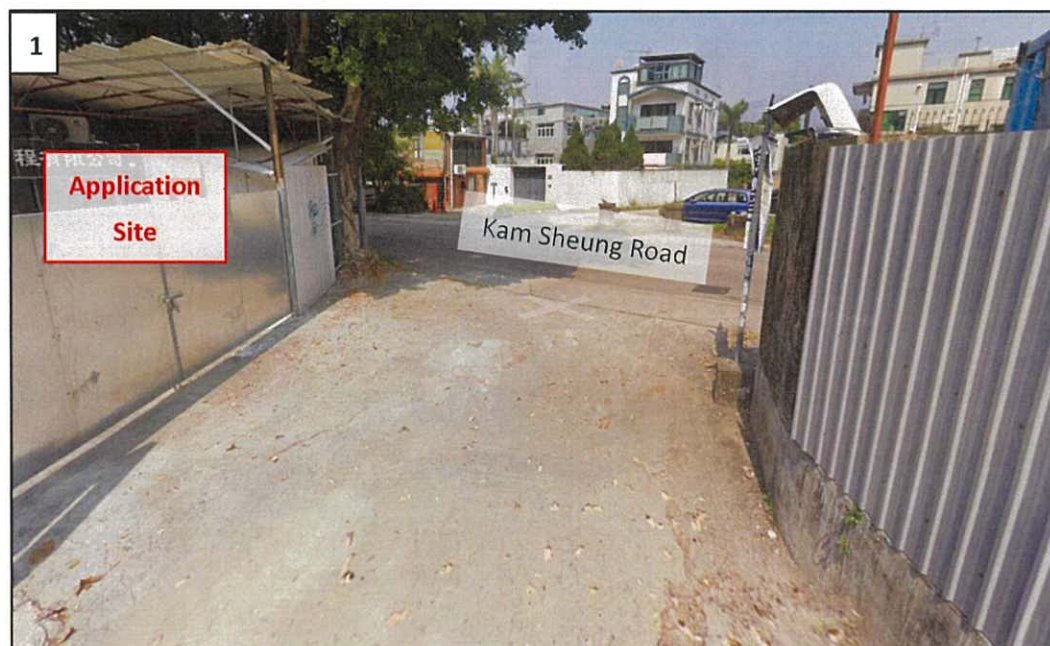
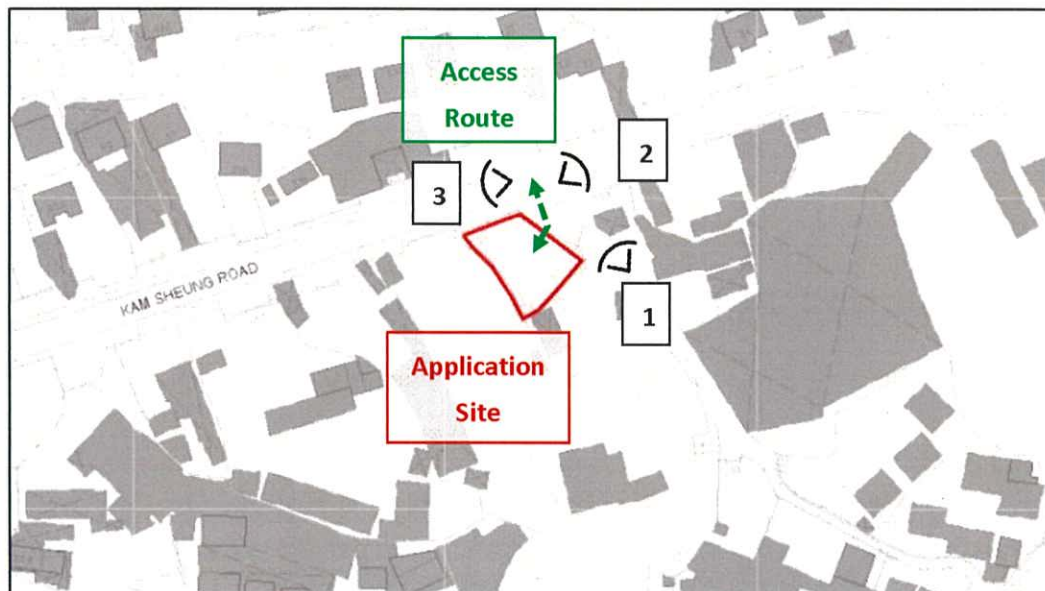
Time Period		Trip Generation		
		Private Car		2-Way Total
		In	Out	
AM Peak	09:00 – 10:00	1 (staff)	0	1
	10:00 – 11:00	1 (visitor)	1 (visitor)	2
	11:00 – 12:00	1 (visitor)	1 (visitor)	2
	12:00 – 13:00	1 (visitor)	1 (visitor)	2
	13:00 – 14:00	1 (visitor)	1 (visitor)	2
	14:00 – 15:00	1 (visitor)	1 (visitor)	2
	15:00 – 16:00	1 (visitor)	1 (visitor)	2
	16:00 – 17:00	1 (visitor)	1 (visitor)	2
PM Peak	17:00 – 18:00	0	1 (staff)	1

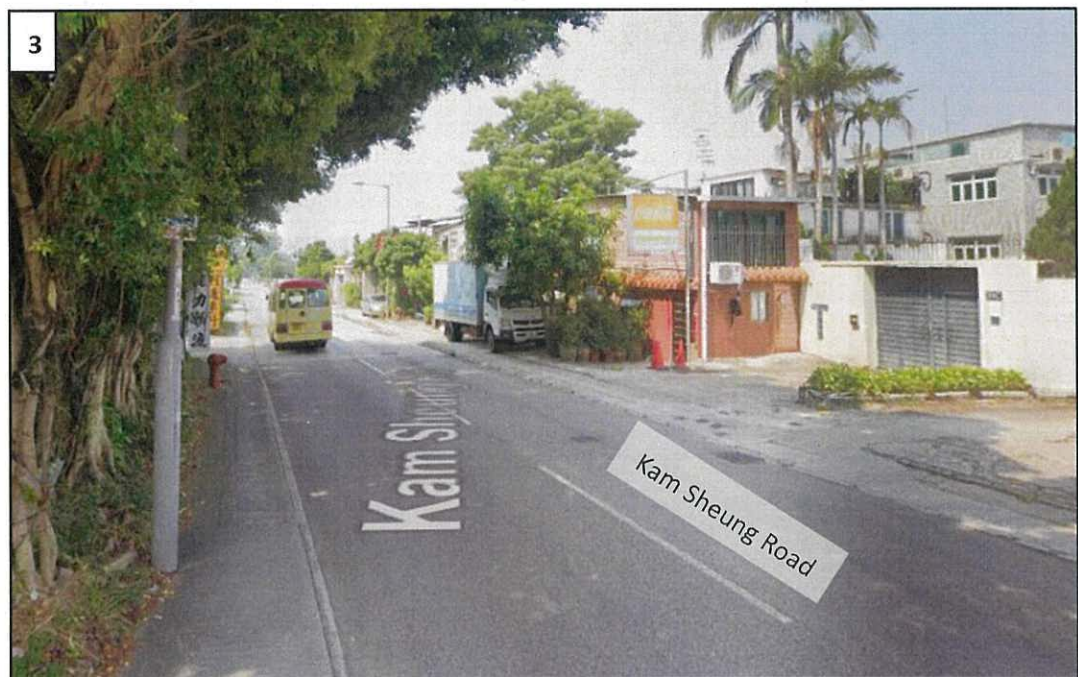
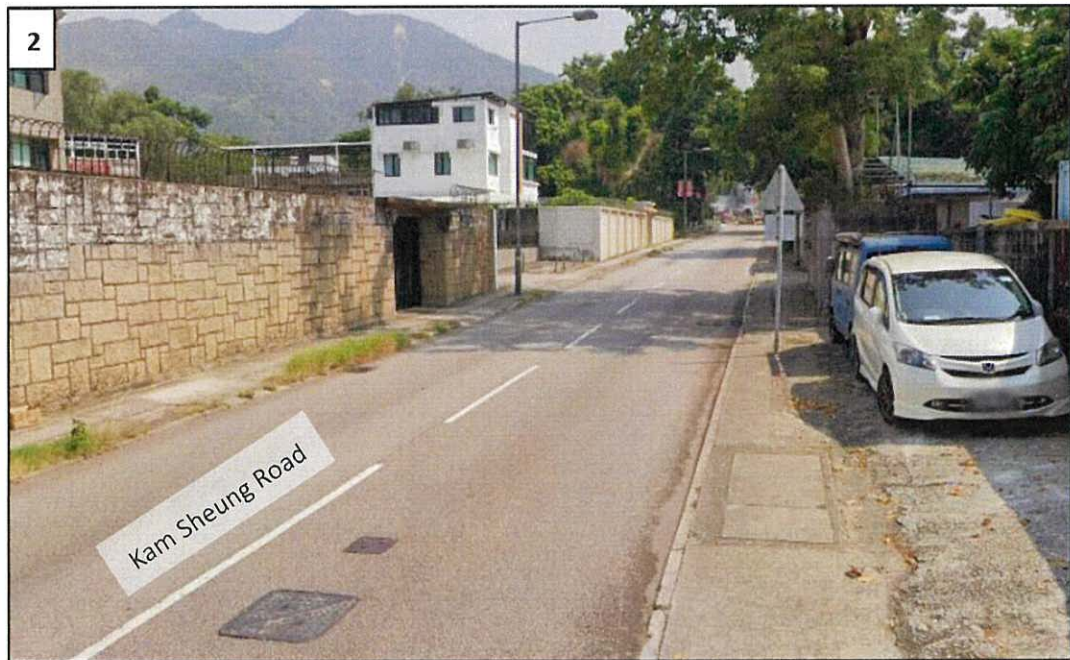
Manoeuvring of Vehicles to / from Kam Sheung Road and along the Local Access

**Proposed Temporary Shop and Services for a Period of 3 Years in “Residential (Group D)” Zone,
Lot 847 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories**

(Application No. A/YL-SK/303)

- (i) The Site is accessible from Kam Sheung Road via a local access. Sufficient space is provided for vehicle to smoothly manoeuvre to / from to Kam Sheung Road and along the local access, details are as follow:

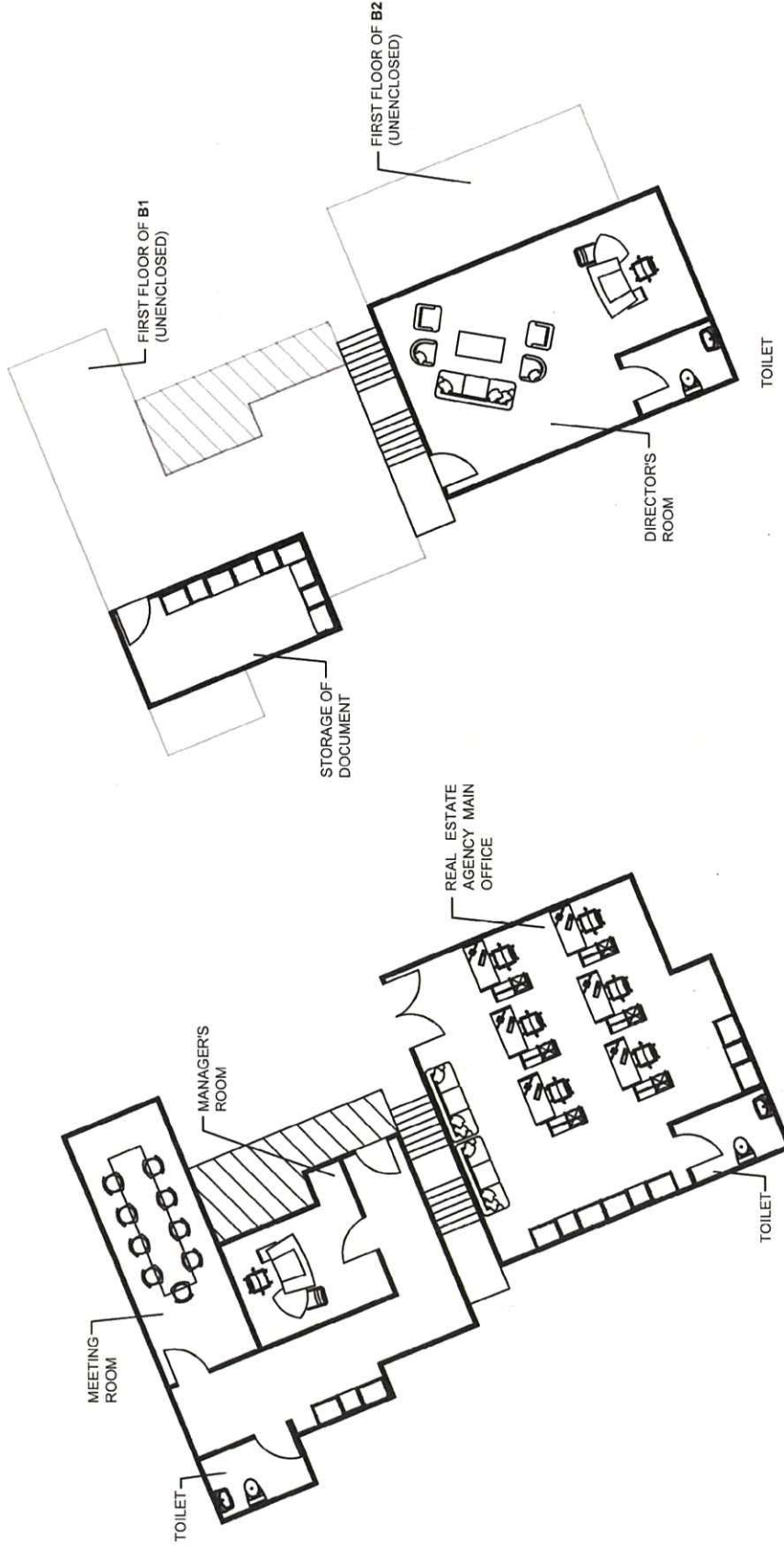




DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 291m ² (ABOUT)
COVERED AREA	: 169m ² (ABOUT)
UNCOVERED AREA	: 122m ² (ABOUT)
PLOT RATIO	: 0.8 (ABOUT)
SITE COVERAGE	: 58% (ABOUT)
NO. OF STRUCTURE	: 4
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 233m ² (ABOUT)
BUILDING HEIGHT	: 3.5m - 7m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES AND SITE OFFICE	72m ² (ABOUT)	90m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	SHOP AND SERVICES AND SITE OFFICE	78m ² (ABOUT)	132m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B3	RAIN SHELTER (CANOPY)	11m ² (ABOUT)	11m ² (ABOUT)	3.5m (ABOUT) (1-STOREY)
B4	STAIRCASE	8m ² (ABOUT)	N/A	N/A
TOTAL		169m ² (ABOUT)	233m ² (ABOUT)	



INTERNAL LAYOUT
GROUND FLOOR
(INDICATIVE ONLY)

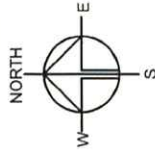
INTERNAL LAYOUT
FIRST FLOOR
(INDICATIVE ONLY)

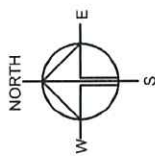
LEGEND

	APPLICATION SITE
	ENCLOSED STRUCTURE
	INGRESS / EGRESS
	CANOPY

Drawing Title	LAYOUT PLAN (INTERNAL)
Scale of A4	1 : 200
Drawn	Date 27.4.2021
Revised	Date

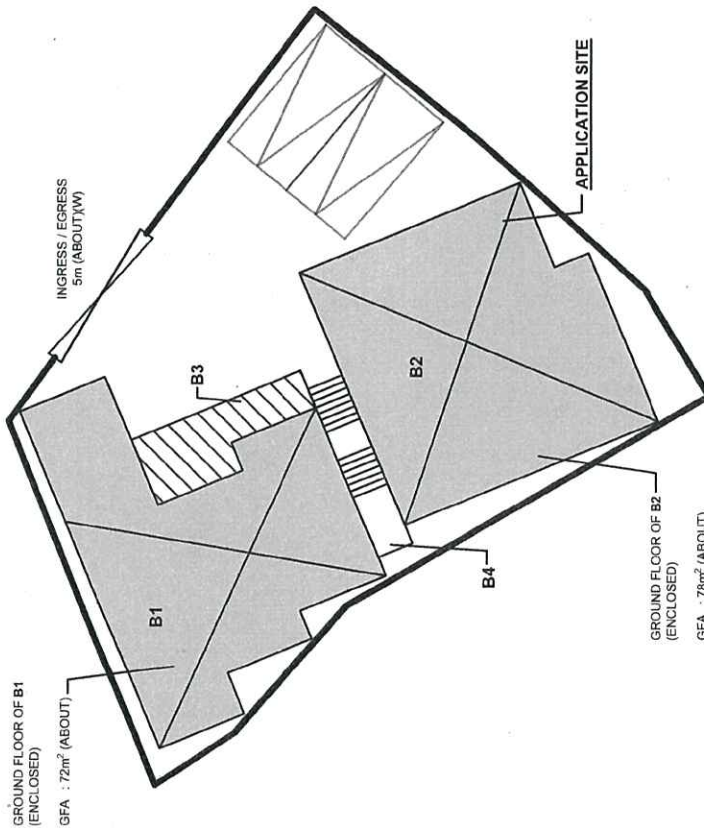
Drawing No.	PLAN 1
Ver.	01
Project	PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS
	LOT 847 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG NEW TERRORIES





DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 291m ² (ABOUT)
COVERED AREA	: 169m ² (ABOUT)
UNCOVERED AREA	: 122m ² (ABOUT)
PLOT RATIO	: 0.8 (ABOUT)
SITE COVERAGE	: 56% (ABOUT)
NO. OF STRUCTURE	: 4
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 233m ² (ABOUT)
BUILDING HEIGHT	: 3.5m - 7m (ABOUT)
NO. OF STOREY	: 1 - 2

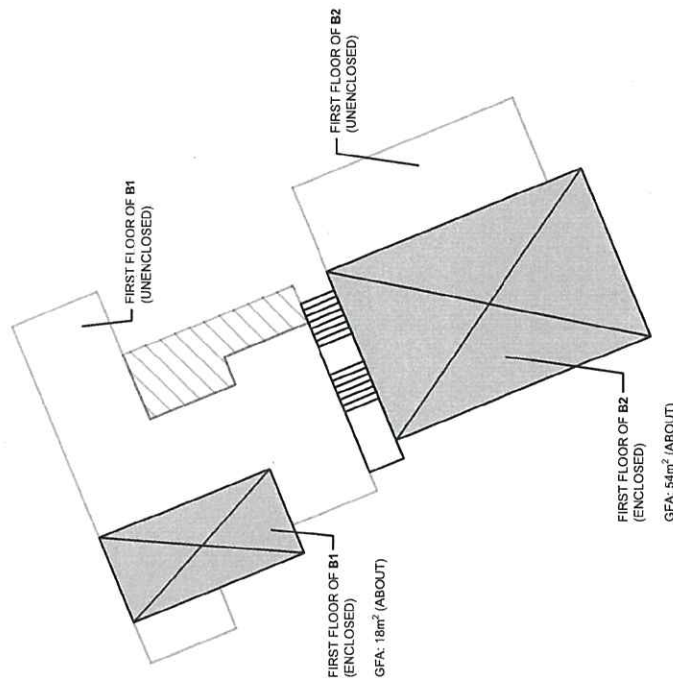


GROUND FLOOR

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 2.5m (W) X 3m (L)
NO. OF LOADING/UNLOADING SPACE FOR LGV	: N/A
DIMENSION OF PARKING SPACE	: 3.5m (W) X 7m (L)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES AND SITE OFFICE	72m ² (ABOUT)	90m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES AND SITE OFFICE	78m ² (ABOUT)	132m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B3	RAIN SHELTER (CANOPY)	11m ² (ABOUT)	11m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	STAIRCASE	8m ² (ABOUT)	N/A	N/A
TOTAL		169m ² (ABOUT)	233m ² (ABOUT)	



FIRST FLOOR

LEGEND

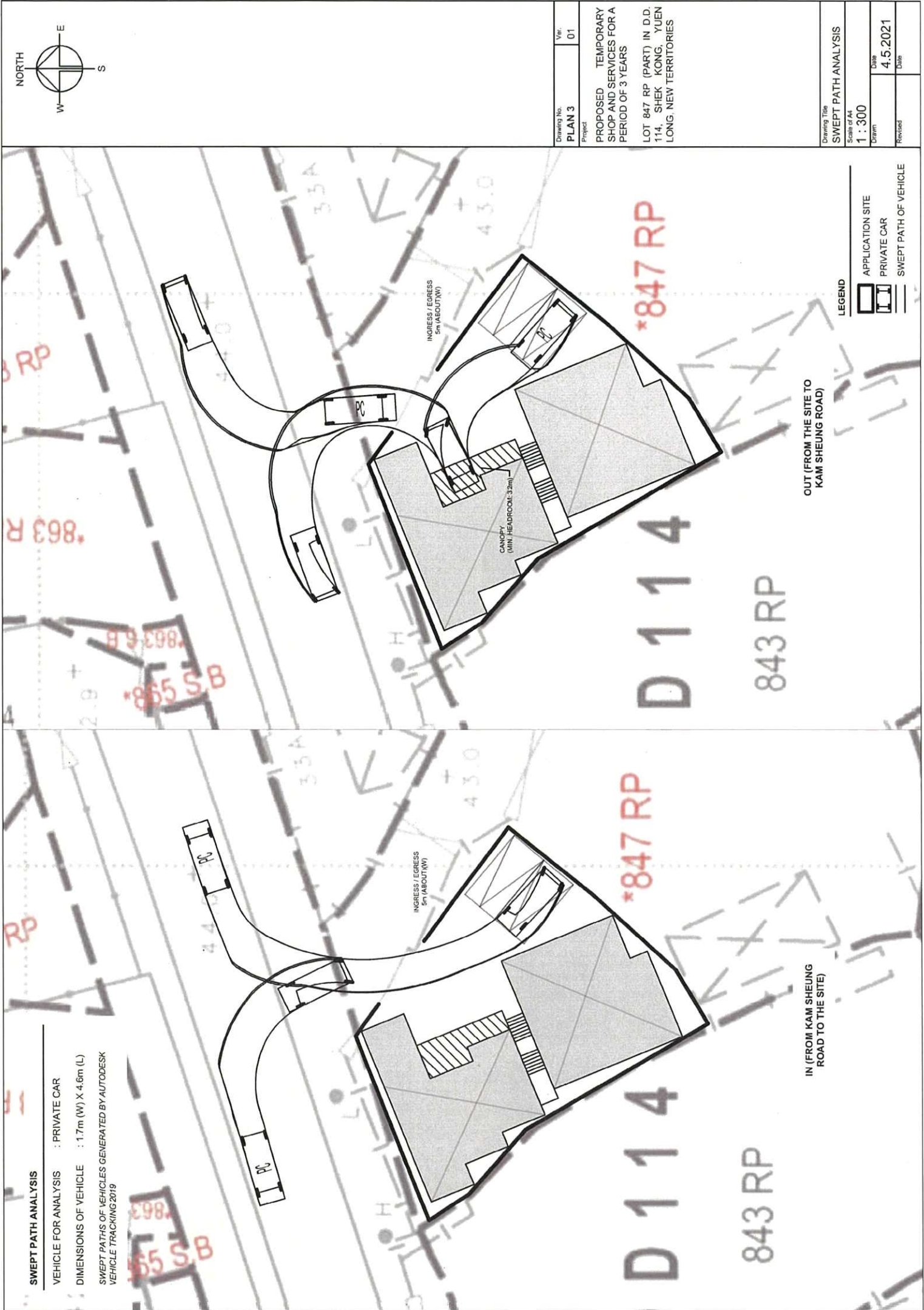
	APPLICATION SITE
	ENCLOSED STRUCTURE
	INGRESS / EGRESS
	CANOPY

Drawing No. **PLAN 2**
 Date **02**

Project
 PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS

LOT 847 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES

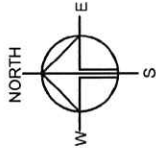
Drawing Title	LAYOUT PLAN
Scale of A4	1 : 250
Drawn	
Date	4.3.2021
Revised	
Date	27.4.2021



PUBLIC TRANSPORT SERVICE

GREEN MINIBUS ROUTE NO.:

72 - YUEN LONG (YUEN LONG TAI HANG ST) <-> LUI KUNG TIN
72M - KAM SHEUNG ROAD MTR STATION <-> LUI KUNG TIN



50M (RADIUS)
FROM THE
APPLICATION SITE

GMB ROUTE NOS. 73 / 73M

APPLICATION SITE

LEGEND
☐ APPLICATION SITE

Drawing No.	PLAN 4	Var.	01
Project	PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS		
LOT 847 RP (PART) IN D.D. 114, SHEK KONG, YUEN LONG, NEW TERRITORIES			
Drawing Title	PUBLIC TRANSPORT		
Scale of A4	1 : 500		
Drawn	Date	4.5.2021	
Revised	Date	Date	

Previous s.16 Applications

Approved Application

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/YL-SK/114	Temporary Car Park for a Period of 3 years	27.6.2003 (Revoked on 27.6.2004)	(1) – (5)

Approval Conditions:

- (1) Only private cars and/or light vans were allowed to be parked on site.
- (2) No vehicles without valid licences issued under the Traffic Regulations were allowed to be parked on the site.
- (3) The submission/implementation of landscaping proposals.
- (4) The submission of drainage proposals / the provision of drainage facilities.
- (5) The reinstatement of the Site to an amenity area upon expiry of the planning application.

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/YL-SK/125	Temporary Open Storage of New Private Cars and New Vehicle Parts for a Period of 3 Years	19.11.2004	(1) – (4)
A/YL-SK/130	Temporary Car Park for a Period of 3 Years	23.12.2005	(1), (3)
A/YL-SK/132	Temporary Open Storage of Vehicles for a Period of 3 Years	19.5.2006 (Rejected on review on 16.3.2007)	(1) – (4)

Rejection Reasons:

- (1) The proposed development was not in line with the planning intention of the "Residential (Group D)" ("R(D)") zone which was intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing

temporary structures into permanent buildings. It was also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board. There was no strong justification in the submission for a departure from such planning intention, even on a temporary basis.

- (2) The proposed development did not comply with the Town Planning Board Guidelines No. 13C/D for Application for Open Storage and Port Back-up Uses in that it was not compatible with the nearby residential structure, there were adverse departmental comments, and/or no previous approval for open storage use had been granted at the site.
- (3) There was insufficient information in the submission to demonstrate that the proposed development would not have adverse visual, environmental, traffic, drainage and/or landscape impacts on the surrounding area.
- (4) The approval of the application would set an undesirable precedent for similar uses to proliferate into the "R(D)" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

Similar s.16 Applications

Approved Applications

	Application No.	Use(s)/Development(s)	Date of Consideration	Approval Conditions
1	A/YL-SK/248	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) for a Period of 3 Years	17.5.2019	(1) – (8)
2	A/YL-SK/251	Proposed Temporary Shop and Services (Metalware Retail Shop) for a Period of 3 Years	19.7.2019 (revoked on 19.7.2020)	(1) – (9)
3	A/YL-SK/270	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	13.12.2019	(1) – (3), (5) – (8)
4	A/YL-SK/271	Proposed Temporary Shop and Services (Metalware Retail Shop) for a Period of 3 Years and Filling of Land	20.3.2020	(1) – (3), (5) – (9)
5	A/YL-SK/296	Proposed Temporary Eating Place and Shop and Services for a Period of 3 Years	12.3.2021	(1), (3), (5) – (8)

Approval Conditions:

- (1) Restriction of operation hours.
- (2) No operation on Sundays and public holidays.
- (3) No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, was allowed to park/store on or enter/exit the Site.
- (4) No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out at the Site.
- (5) No vehicle is allowed to queue back to or reverse onto/from public road.
- (6) The submission/implementation of proposal for fire service installations and water supplies for fire-fighting.
- (7) The submission/implementation of drainage proposal.
- (8) The implemented drainage facilities on the site shall be maintained at all times.
- (9) All existing trees within the Site shall be maintained.

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises an Old Schedule Agricultural Lot 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
 - (ii) the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on-site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.
- (b) to note the comments of the Commissioner for Transport (C of T) that 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. 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.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicants should follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site” to minimize any potential environmental nuisance.
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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 should be obtained, otherwise they are unauthorised building works (UBW) under the Building Ordinance (BO). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (ii) 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;

- (iii) 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;
 - (iv) 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;
 - (v) 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
 - (vi) detailed checking under the BO will be carried out at the building plan submission stage.
- (f) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location where the proposed FSI to be installed should be clearly marked on the layout plans; and
 - (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (g) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that:
- (i) noting that a roadside tree is located outside the Site near the northern Site boundary along Kam Sheung Road which is closed to the proposed Structure B1 (**Drawing A-1**), the applicant should carry out necessary tree preservation measures accordingly; and
 - (ii) the applicant is reminded that approval of the planning application under the Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate.