

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 4 MAY 2021.
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

**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/YL-SK/308
	Date Received 收到日期	4 MAY 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)

百景有限公司 Paraking Limited

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 1289 RP (Part) in D.D. 114, Kam Sheung Road, 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 148 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 138 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 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	"Village Type Development" and "Agriculture" Zones
(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. 如上列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
20/04/2021 (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 21/04/2021 (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 (Car Audio Shop) with Ancillary Office 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 52sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 96sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 1

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 138sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 138sq.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)

Please refer to Plan 04

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 1

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 to 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?	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)) Accessible from Kam Sheung Road via a local access <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) <input type="checkbox"/>	
	No 否		
(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?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	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) <input type="checkbox"/> Diversion of stream 河道改道 <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 <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 <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 No 否 <input checked="" type="checkbox"/>	
	No 否		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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"/>		

	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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 seek to use Lots 1289 RP (Part) in D.D. 114, Kam Sheung Road, Shek Kong, Yuen Long, New Territories (the Site) for 'Proposed Temporary Shop and Services (Car Audio Shop) with Ancillary Office for a Period of 3 Years' (**Plan P01**). The applicant would like to continue to use the Site for shop and services (car audio shop) business to provide convenience to nearby locals in Shek Kong.

The Site falls within an area zoned "Village Type Development" ("V") and "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan No.: S/YL-SK/9 (**Plan P02**). 'Shop and Services' is a column two use within the "V" zone, and not a column one nor two use within the "AGR" zone, which requires permission from the Town Planning Board (the Board). The Site involves of several approved S.16 planning applications, within which the latest application (No. A/YL-SK/234) for the same use submitted by the same applicant was approved by the Board on 6.4.2018, approval of the current application would not set undesirable precedent. Since the application is on a temporary basis, it will not frustrate the long term planning intention of the "V" and "AGR" zone.

The Site occupied an area of 148sqm (about) (**Plan P03**). One structure is proposed at the Site for shop and services and ancillary office with total GFA of 138sqm (about)(**Plan P04**). The operation hours of the Site are 09:00 to 18:00 daily (including public holiday). The estimated maximum number of visitor per day are 8 (about). The estimated number of staff working at the Site is 4.

The Site is accessible from Kam Sheung Road via a local access (**Plan P01**). One private car parking space is provided at the Site (**Plan P04**). Visitor is required to make appointment in advance to access the Site and the use of parking space, this is to regulate and prevent excessive number of visitor of the Site. No vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. No light, medium or heavy goods vehicles, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. No dangerous goods will be stored at the Site at any time during the planning approval period.

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

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Shop and Services (Car Audio Shop) with Ancillary Office 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

☐ RPP 註冊專業規劃師

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

12/04/2021

(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

1. 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：

- (a) 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
(b) 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。

2. 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。

3. 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 1289 RP (Part) in D.D.114, Kam Sheung Road, Shek Kong, Yuen Long, New Territories
Site area 地盤面積	148 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
Zoning 地帶	"Village Type Development" and "Agriculture" Zones
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 3 <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 (Car Audio Shop) with Ancillary Office for a Period of 3 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	/	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	138	<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	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	6 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	70 % <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		1
	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) _____ _____		1 / / / / /
	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) _____ _____		/ / / / / /

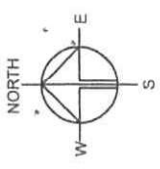
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<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。



LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA : 148m² (ABOUT)
ACCESSIBLE FROM KAM SHEUNG ROAD



Drawing No.	P01	Ver.	01
Project	PROPOSED TEMPORARY SHOP AND SERVICES (CAR AUDIO SHOP) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS		
	LOT 1289 RP (PART) IN D.D. 114, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG		
Drawing Title	LOCATION PLAN		
Scale of A4	1 : 2000		
Drawn		Date	20.4.2021
Revised		Date	

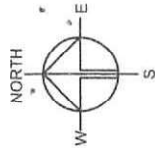
LEGEND

APPLICATION SITE




ZONING OF THE APPLICATION SITE

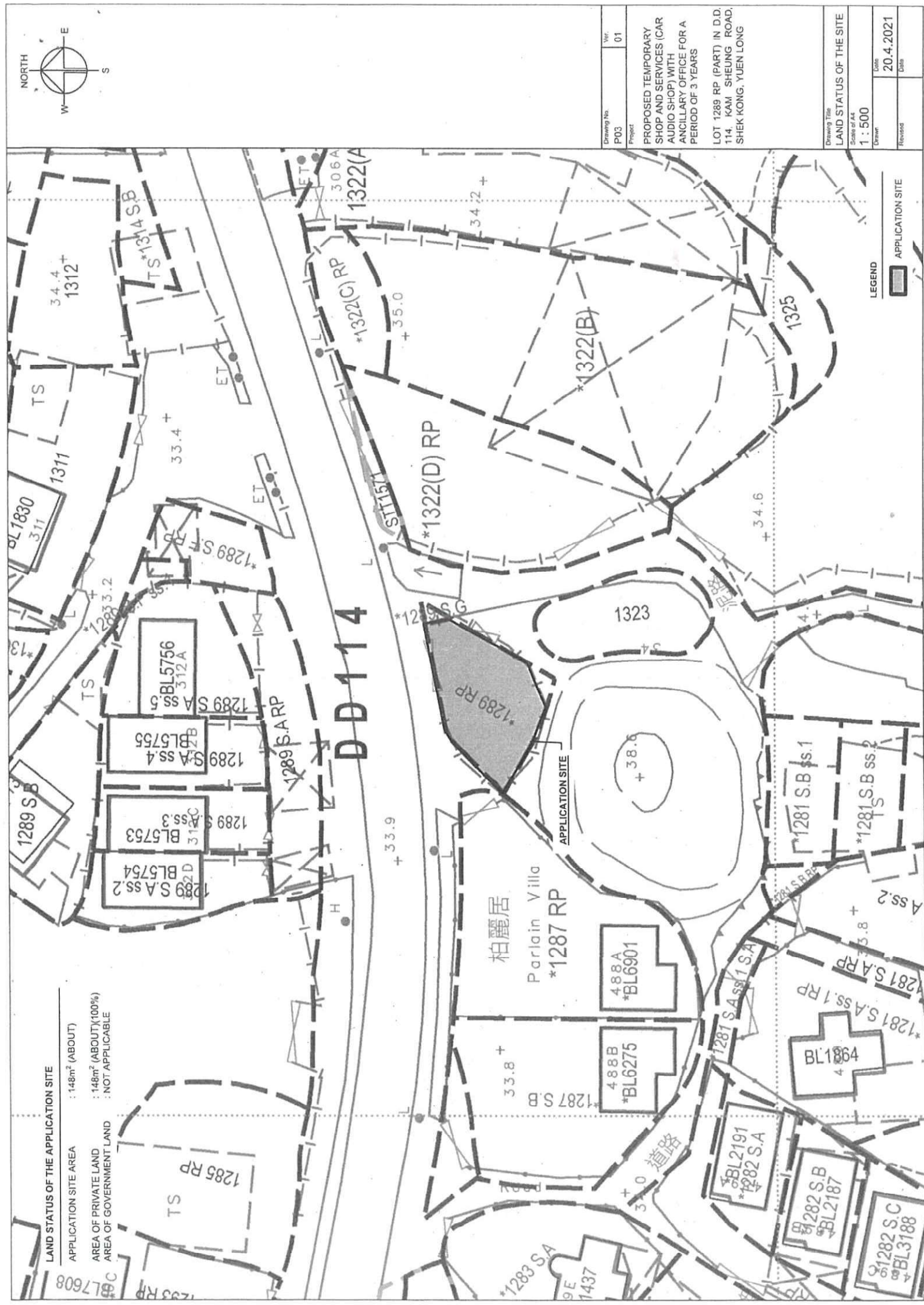
- APPLICATION SITE AREA : 148m² (ABOUT)
- OUTLINE ZONING PLAN : APPROVED SHEK KONG OZP
- OZP PLAN NO. : SYL-SK/9
- AREA ZONED AS "V" : 85m² (57%)(ABOUT)
- AREA ZONED AS "AGR" : 63m² (43%)(ABOUT)
- AREA SHOWN AS 'ROAD' : NOT APPLICABLE



Drawing No.	P02	Year	01
Project	PROPOSED TEMPORARY SHOP AND SERVICES (CAR AUDIO SHOP) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS		
	LOT 1289 RP (PART) IN D.D. 114, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG		
	ZONING OF THE SITE		
Scale of A4	1 : 1000		
Drawn	Usoo	20.4.2021	Usoo
Revised			

LEGEND

 APPLICATION SITE



APPLICATION SITE AREA : 148m² (ABOUT)

: 148m² (ABOUT 100%)

AREA OF GOVERNMENT LAND : NOT APPLICABLE

柏麗居
Parlain Villa
*1287 RP

APPLICATION SITE

Drawing No.	Ver.
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Project	5
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PROPOSED TEMPORARY
SHOP AND SERVICES (CAR
AUDIO SHOP) WITH
ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

LOT 1289 RP (PART) IN D.D.
114, KAM SHEUNG ROAD,
SHEK KONG, YUEN LONG

Drawing Title

LAND STATUS OF THE SITE

Scale of A4

1 : 500

Datum	Seite
20.11.2024	1

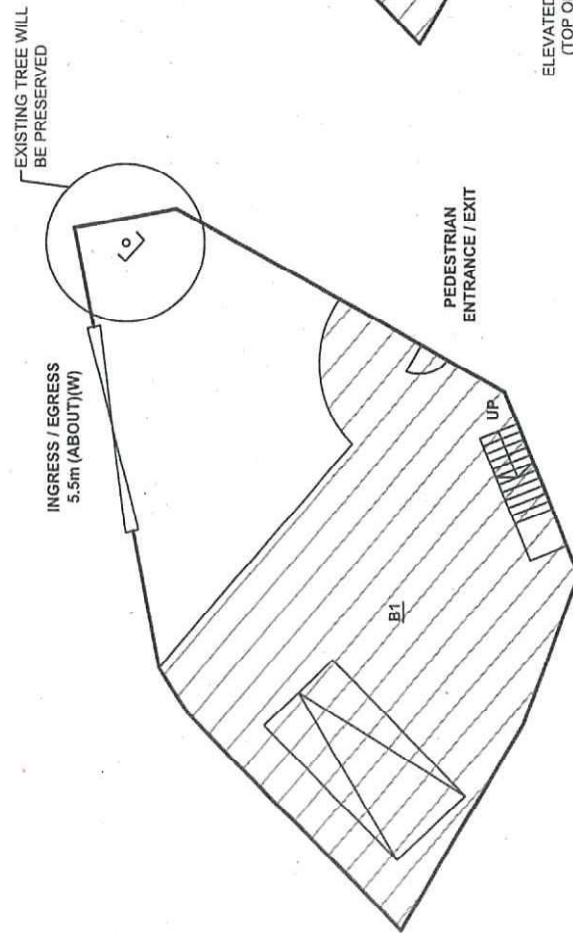
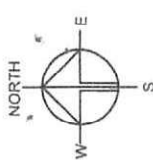
20.4.2021

Revised	Data
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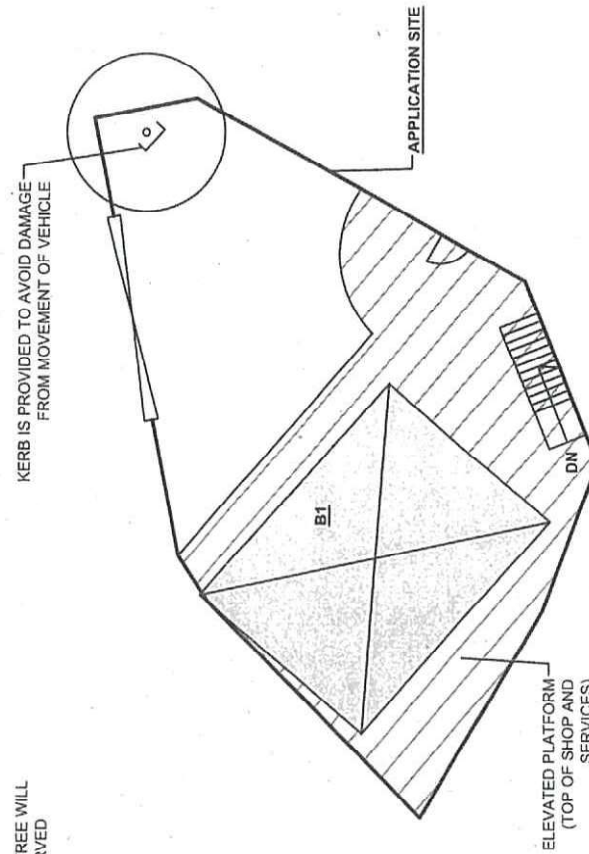
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 148m ² (ABOUT)
COVERED AREA	: 96m ² (ABOUT)
UNCOVERED AREA	: 52m ² (ABOUT)
PLOT RATIO	: 0.9 (ABOUT)
SITE COVERAGE	: 70% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 138m ² (ABOUT)
BUILDING HEIGHT	: 6m (ABOUT)
NO. OF STOREY	: 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F) (1/F)	SHOP AND SERVICES ANCILLARY OFFICE	96m ² (ABOUT) ON TOP OF B1	96m ² (ABOUT) 42m ² (ABOUT)	6m (ABOUT)(2-STOREY)
TOTAL		96m ² (ABOUT)	138m ² (ABOUT)	



GROUND FLOOR



FIRST FLOOR

PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF LUL SPACE FOR LGV	: NOT APPLICABLE
DIMENSION OF LUL SPACE	: NOT APPLICABLE

LEGEND

	STRUCTURE
	CANOPY
	EXISTING TREE
	PARKING / LUL SPACE
	INGRESS / EGRESS

Drawing No.	Ver
P04	01

PROPOSED TEMPORARY
SHOP AND SERVICES (CAR
AUDIO SHOP) WITH
ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

LOT 1289 RP (PART) IN D.D.
114, KAM SHEUNG ROAD,
SHEK KONG, YUEN LONG

Drawing Title	LAYOUT PLAN
Scale of A1	1 : 200
Drawn	Date
20.4.2021	Date

Our Ref.: DD114 Lot 1289 RP (Pt)
Your Ref.: TPB/A/YL-SK/308

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

By Email

21 June 2021

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services (Car Audio Shop)
and Ancillary Office for a Period of 3 Years in "Agriculture" Zone,
Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/308)

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

Town Planner

cc DPO/FSYLE, Pland

(Attn.: Mr. Louis CHEUNG
(Attn.: Mr. Boris LAI

email: lhwcheung@pland.gov.hk)
email: jtblai@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years
in "Agriculture" Zone, Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories**

(Application No. A/YL-SK/308)

- (i) The application site (the Site) involves of several previous S.16 planning applications (Nos. A/YL-SK/164, 204 and 234) for 'shop and services' use, within which, the latest application (No. A/YL-SK/234) was approved with conditions by the Town Planning Board (the Board) on a temporary basis on 6.4.2018. However, the applicant failed to comply with approval conditions (i) and (k) by the designated time period which led to revocation of the application, i.e. 6.9.2020, details are as follows:

Drainage facilities at the Site

- (a) Regarding planning approval condition (e) of the previous approved application No. A/YL-SK/234, i.e. the submission of drainage proposal, the applicant made submissions on 11.7.2018 and 19.12.2018, the latest submission was accepted by Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 9.5.2019, hence, complied with.
- (b) Regarding planning approval condition (f) of the previous approved application No. A/YL-SK/234, i.e. the implementation of drainage proposal, the applicant made submission on 5.7.2019, the submission was accepted by CE/MN, DSD on 24.10.2019, hence, complied with.

Landscape planting at the Site

- (a) Regarding planning approval condition (h) of the previous approved application No. A/YL-SK/234, i.e. the submission of tree preservation and landscape proposal, the applicant made submission on 11.7.2018, 14.9.2018, 19.11.2018 and 18.3.2019, the latest submission was accepted by Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD) on 9.5.2019, hence, complied with.
- (b) Regarding planning approval condition (i) of the previous approved application No. A/YL-SK/234, i.e. the implementation of tree preservation and landscape proposal, the applicant did not have sufficient manpower to complete works for the proposed landscape planting due to the outbreak

of coronavirus, hence, not complied with within the designated time period.

Fire service installations at the Site

- (a) Regarding planning approval condition (j) of the previous approved application No. A/YL-SK/234, i.e. submission of fire service installations (FSIs) proposal, the applicant made submissions on 11.7.2018 and 19.11.2018, the latest submission was accepted by Director of Fire Service (D of FS), hence, complied with on 12.12.2018.
- (b) As the Site falls on Old Schedule Agricultural Lots held under the Block Government Lease, there is the restriction that no structure is allowed to be erected without the prior approval of the Government (Lands Department). The applicant submitted STW application for erection of structures at the Site on 29.6.2018 and comments of District Lands Officer/Yuen Long, LandsD are still pending.
- (c) Regarding planning approval condition (k) of the previous approved application No. A/YL-SK/234, i.e. the implementation of FSIs, since FSIs are proposed at structures, the applicant could not commence the construction works for FSIs until approval is obtained from LandsD. Therefore, the applicant did not have sufficient time to comply with this condition within the designated time period.
- (ii) The applicant submitted the landscape, drainage and FSIs proposals to support the application (**Annexes I to III**). The applicant will make effort to comply with approval conditions after planning approval has been obtained from the Board.

(iii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Wilson LEE; Tel: 2399 2421)		
(a)	The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;	The applicant seeks to operate a car audio shop at the Site. The estimated number of visitors per day is 8. One private car parking space is provided at the Site for visitor. Advanced booking is required for visitors to access the Site and the use of parking space, which could

		help to prevent excessive number of visitors and vehicles to the Site and affect the public. Staff are required to make good use of public transport at Kam Sheung Road then walk to the Site (Annex IV and Plan 1). Goods to support the operation of the proposed development are transported the Site by private car. The applicant will adopt the same traffic arrangement of the previous approved S.16 planning application No. A/YL-SK/234 and is workable. In view of the above, the parking provision of Site is considered <u>adequate</u> for the Site operation.
(b)	The applicant should provide the trip generation and attraction due to the development and access the traffic impact to Kam Sheung Road and the local access;	The operation hours of the proposed development are 09:00 to 18:00 daily including public holiday. As vehicular trips generated by the proposed development is minimal, adverse traffic impact to Kam Sheung Road should not be anticipated (Annex V).
(c)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Sheung Road West, along the local access and within the site;	Sufficient space is provided for vehicle to smoothly manoeuvre to / from Kam Sheung Road, along the local access and within the Site (Annex VI and Plan 2).
(d)	The applicant should provide nearest public transport services and indicate on the layout plan.	Plan showing the nearest public transport services is provided for your consideration (Plan 1).
(e)	The applicant should clarify the remaining clear width of footpath outside the site.	The clear width of the footpath outside the Site is 3m (about)(Plan 3).
2. 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)		

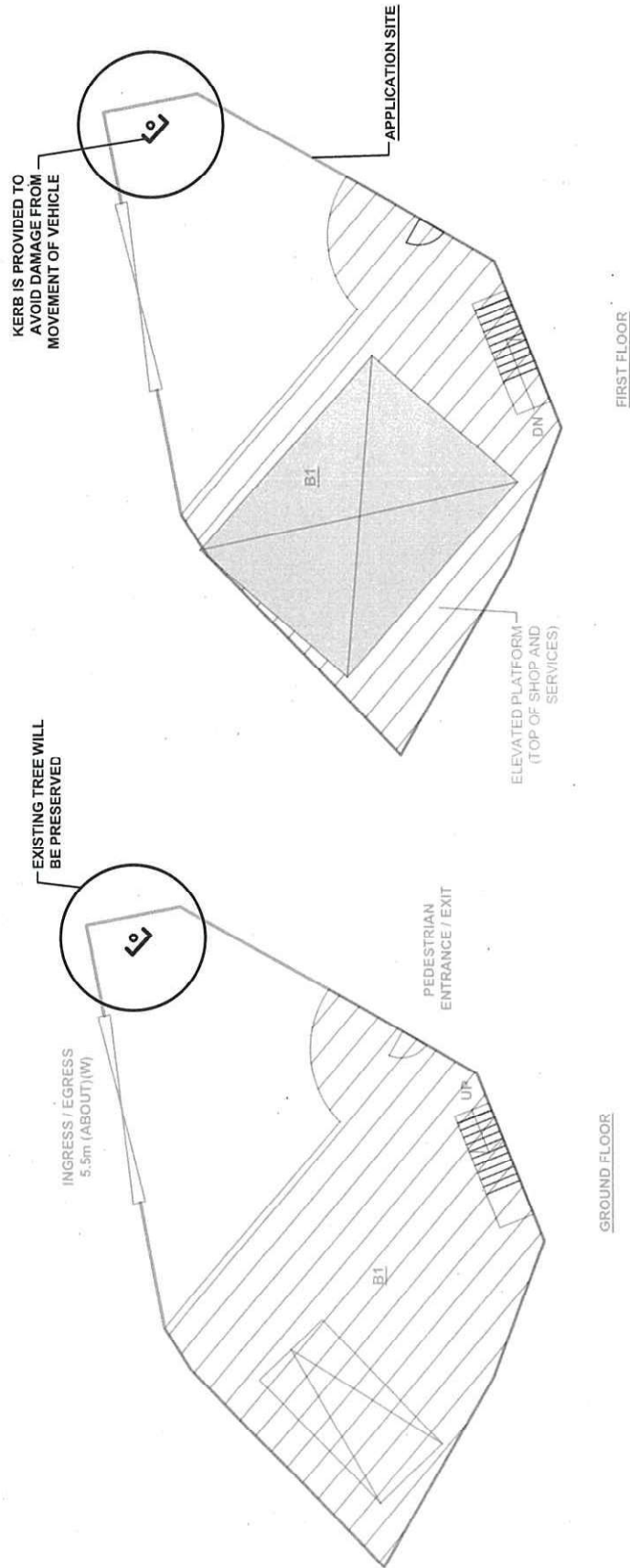
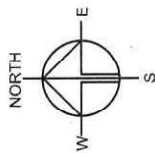
S.16 Planning Application No. A/YL-SK/308

<p>(a) An existing tree (in particular the tree canopy) which may be in conflict with the proposed structure B1 is observed to the southwest of the Site. Please clarify.</p>	<p>Pruning of the existing tree to the southwest of the Site will be carried out by the applicant in accordance to 'Guidelines on Tree Pruning' issued by Greening, Landscape and Tree Management Section Development Bureau.</p>
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TREE PRESERVATION PROPOSAL

NO. OF EXISTING TREE : 1 (WILL BE PRESERVED)
 SPECIES OF TREE : *FICUS MICROCARPA*
 PLANTER OF TREE : 1m (W) X 1m (L) X 1.2m (D)

KERB IS PROVIDED TO PREVENT TREE FROM DAMAGING
 BY MOVEMENT OF VEHICLE

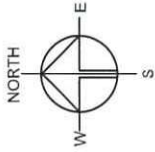


LEGEND

- STRUCTURE
- CANOPY
- EXISTING TREE
- PARKING / LUL SPACE
- INGRESS / EGRESS

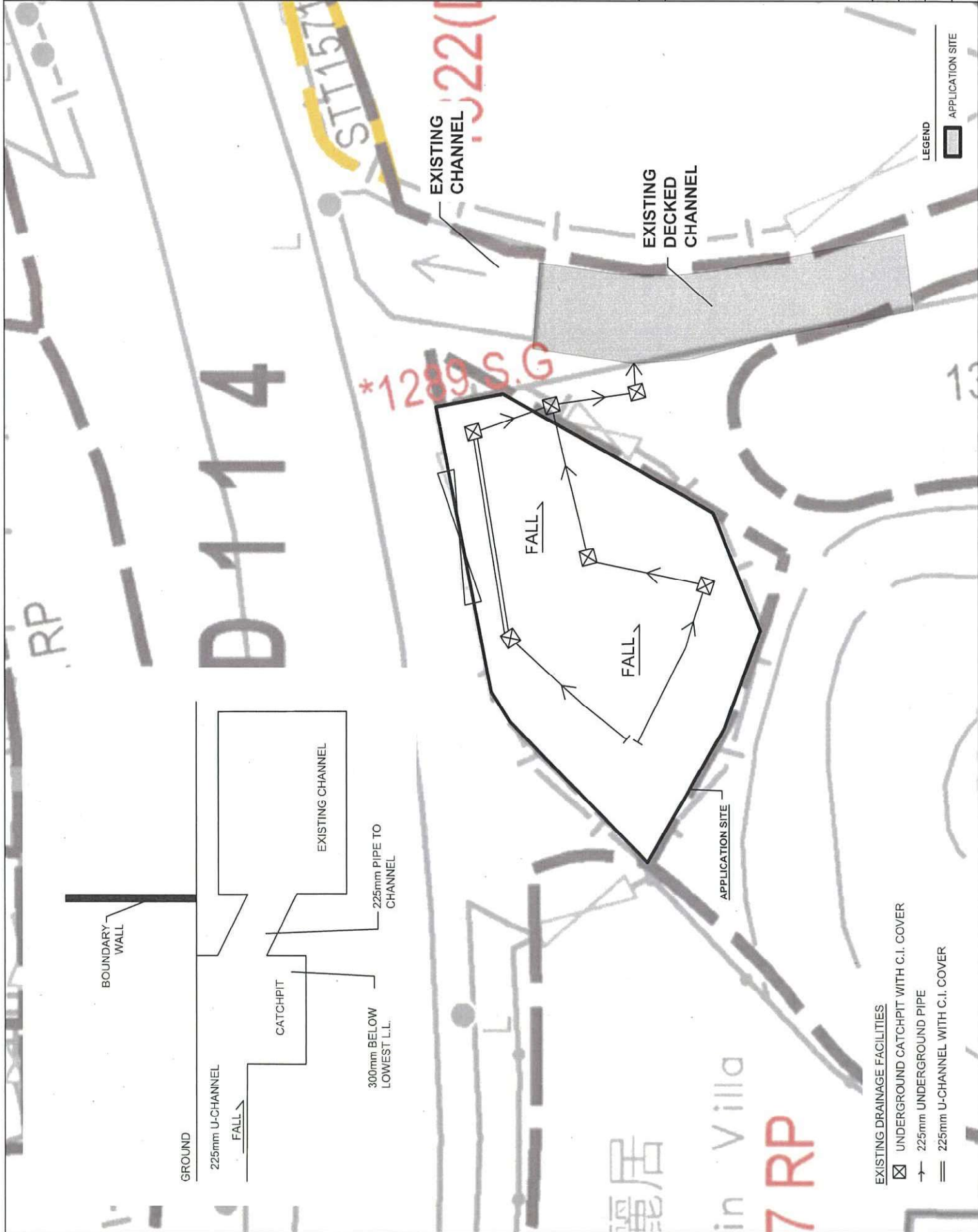
Drawing No. ANNEX I
 Project PROPOSED TEMPORARY SHOP AND SERVICES (CAR AUDIO SHOP) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS
 LOT 1289 RP (PART) IN D.D. 114, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG

Drawing Title LANDSCAPE PROPOSAL
 Scale of A4 1 : 200
 Date 7.6.2021
 Revised



Drawing No.	ANNEX II	Ver.	01
Project	PROPOSED TEMPORARY SHOP AND SERVICES (CAR AUDIO SHOP) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS		
Drawing Title	DRAINAGE PROPOSAL		
Scale of A4	1 : 200		
Drawn	7.6.2021		
Revised			
Drawn	7.6.2021		
Revised			

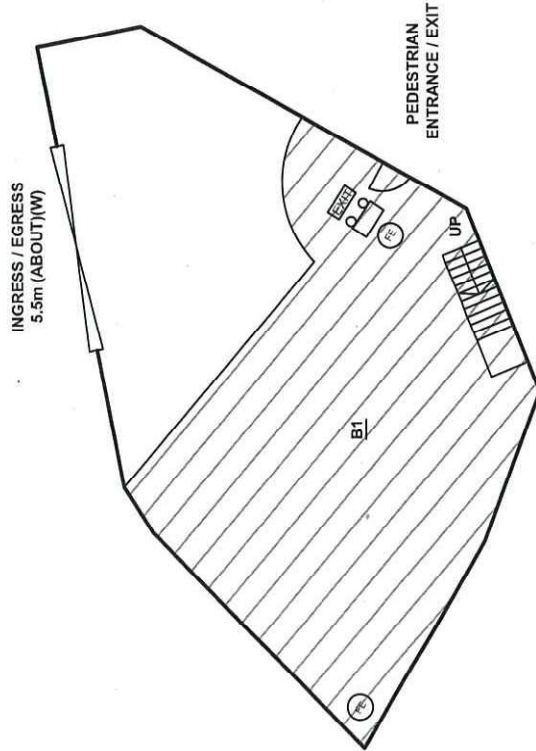
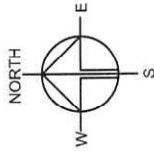
LOT 1289 RP (PART) IN D.D.
114, KAM SHEUNG ROAD,
SHEK KONG, YUEN LONG



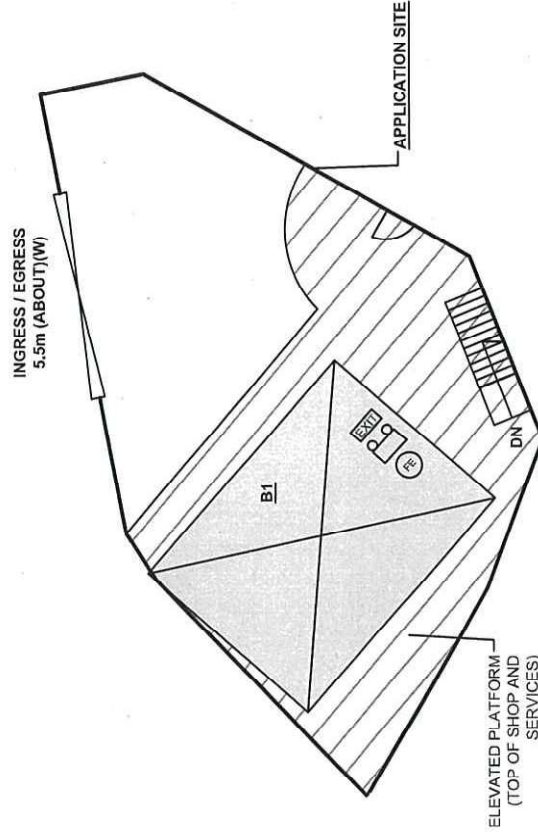
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 148m ² (ABOUT)
COVERED AREA	: 96m ² (ABOUT)
UNCOVERED AREA	: 52m ² (ABOUT)
PLOT RATIO	: 0.9 (ABOUT)
SITE COVERAGE	: 70% (ABOUT)
NO. OF STRUCTURE	: 1
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 138m ² (ABOUT)
BUILDING HEIGHT	: 6m (ABOUT)
NO. OF STOREY	: 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F)	SHOP AND SERVICES	96m ² (ABOUT)	96m ² (ABOUT)	6m (ABOUT) (2-STOREY)
(1/F)	ANCILLARY OFFICE	ON TOP OF B1	42m ² (ABOUT)	
TOTAL		96m ² (ABOUT)	138m ² (ABOUT)	



GROUND FLOOR



FIRST FLOOR

FIRE SERVICE INSTALLATIONS

- 2 x EXIT SIGN
- 2 x EMERGENCY LIGHT
- 3 x 4.5 KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- POTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.

LEGEND	
	STRUCTURE
	CANOPY
	INGRESS / EGRESS

Drawing Title	FSIS PROPOSAL
Scale of A4	1:200
Drawn	7.6.2021
Revised	
Date	

Drawing No.	ANNEX III
Vol.	01
Project	PROPOSED TEMPORARY SHOP AND SERVICES (CAR AUDIO SHOP) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS
LOT 1289 RP (PART) IN D.D. T14, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG	

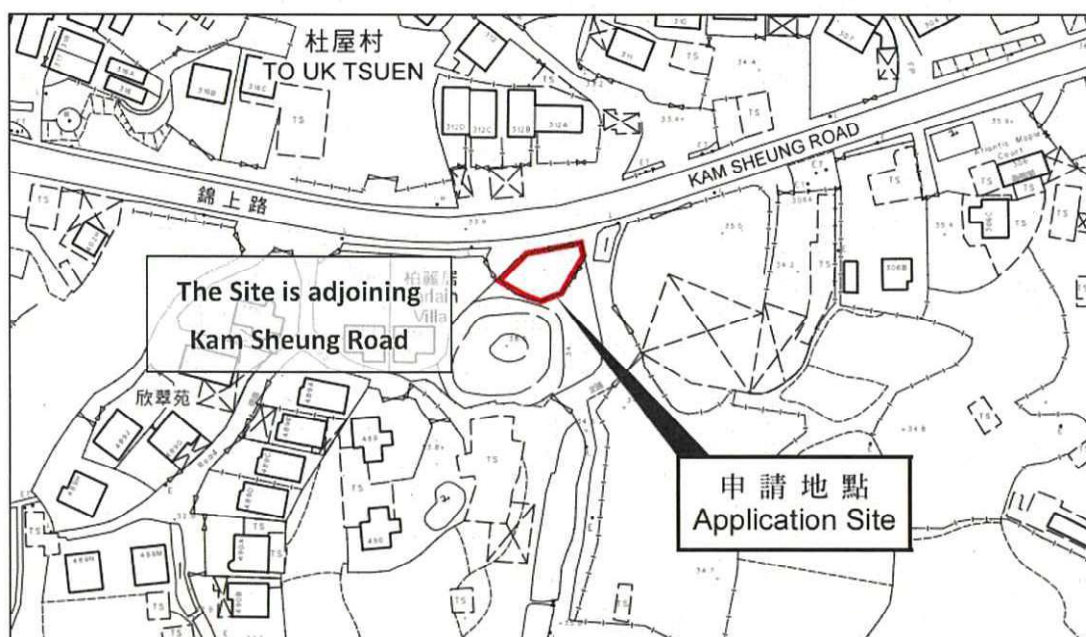
Public Transport Services

**Proposed Temporary Shop and Services (Car Audio Shop)
and Ancillary Office for a Period of 3 Years in "Agriculture" Zone,
Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories**

(Application No. A/YL-SK/308)

- (i) The application site (the Site) is adjoining Kam Sheung Road, which is served with public transport services. Staff is required to commute to the Site by taking public transport to Kam Sheung Road then walk to the Site.
- (ii) The nearest public transport services are provided at Kam Sheung Road, details are as follows:

Route No.	Termination Points	
Franchised Bus		
64K	Tai Po Market MTR Station	Yuen Long (West)
64S	Sheung Tsuen Playground	Kam Sheung Road MTR Station
251A	Sheung Tsuen (Circular)	Kam Sheung Road MTR Station
Green Minibus		
72	Lui Kung Tin	Kam Sheung Road MTR Station



Traffic Trip Generation and Attraction

**Proposed Temporary Shop and Services (Car Audio Shop)
and Ancillary Office for a Period of 3 Years in "Agriculture" Zone,
Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories**

(Application No. A/YL-SK/308)

- (i) The operation hours of the proposed development are daily 09:00 to 18:00 (including public holiday). The Site is accessible from Kam Sheung Road.
- (ii) One private car parking space is provided at the Site. The breakdown of the estimated vehicular trips on weekday and public holiday are as follows:

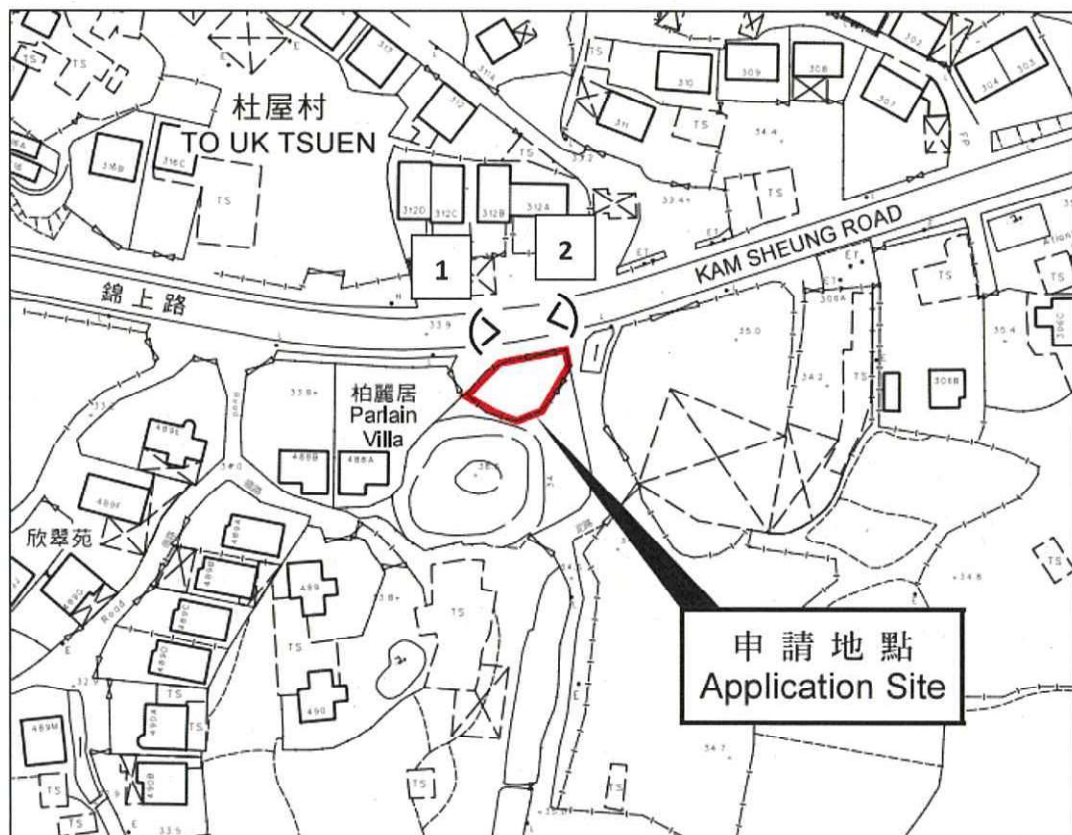
Time Period		Traffic Generation and Attraction		
		Private Car		2-Way Total
		In	Out	
AM Peak	09:00 – 10:00	0	0	0
	10:00 – 11:00	1 (visitor)	1 (visitor)	2
	11:00 – 12:00	1 (visitor)	1 (visitor)	2
	12:00 – 13:00	1 (visitor)	1 (visitor)	2
	13:00 – 14:00	1 (staff)	1 (staff)	2
	14:00 – 15:00	1 (visitor)	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	0	0

Manoeuvring of Vehicles to / from Kam Sheung Road

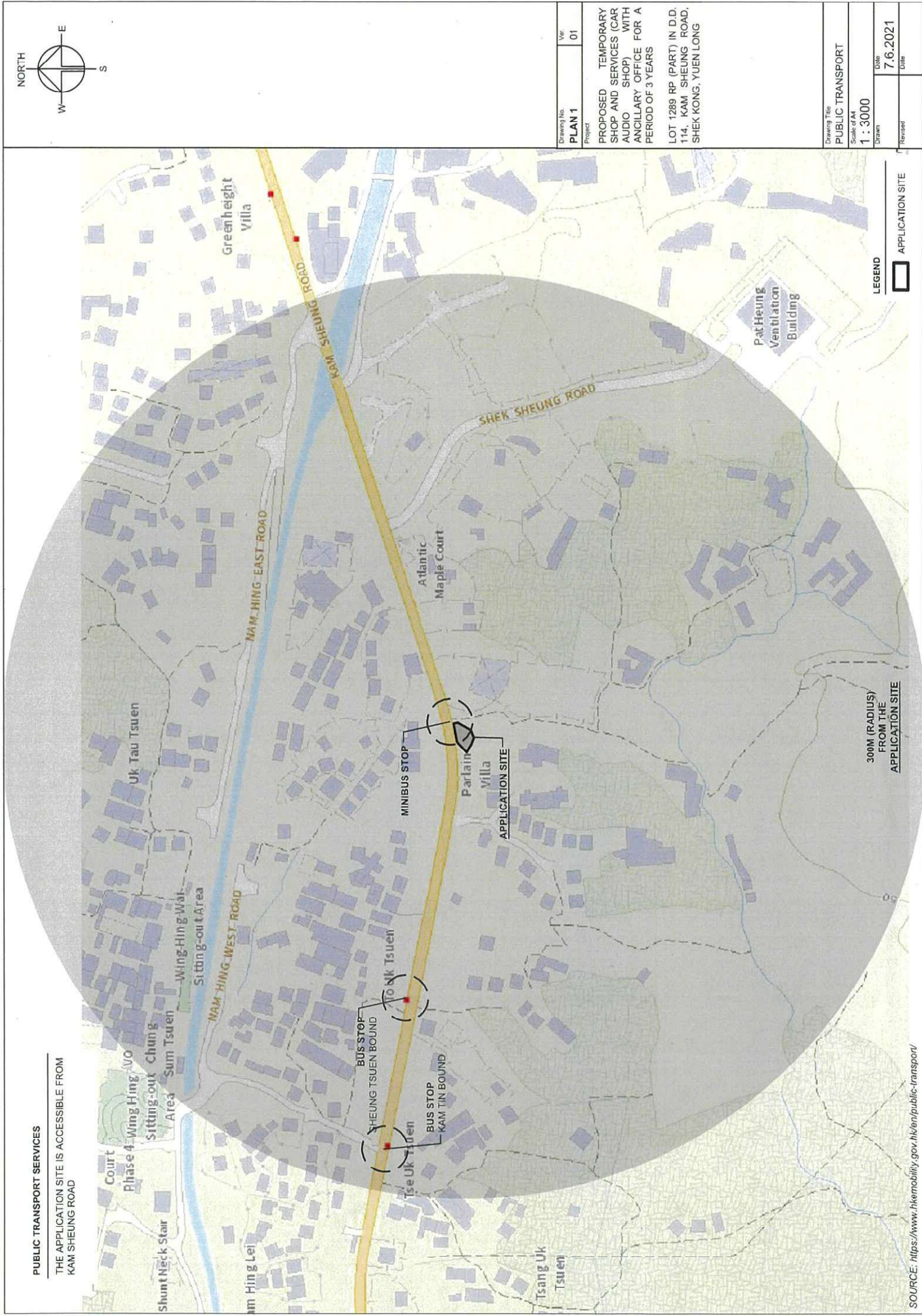
**Proposed Temporary Shop and Services (Car Audio Shop)
and Ancillary Office for a Period of 3 Years in "Agriculture" Zone,
Lot 1289 RP (Part) in D.D. 114, Shek Kong, Yuen Long, New Territories**

(Application No. A/YL-SK/308)

- (i) The Site is accessible from Kam Sheung Road.
- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to / from Kam Sheung Road, details are as follows:







THE APPLICATION SITE IS ACCESSIBLE FROM
KAM SHEUNG ROAD

LEGEND

APPLICATION SITE

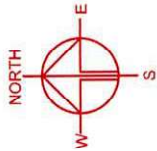
SOURCE: <https://www.hkembility.gov.hk/en/public-transport/>

PROPOSED TEMPORARY
SHOP AND SERVICES (CAR
AUDIO SHOP) WITH
ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

LOT 1289 RP (PART) IN D.D.
114, KAM SHEUNG ROAD,
SHEK KONG, YUEN LONG

Drawing Title
PUBLIC TRANSPORT
Scale of A4
1 : 3000

Drawn	Date
	7.6.2021
Revised	Date



Drawing No.
PLAN 2

Ver.
01

Project
PROPOSED TEMPORARY
SHOP AND SERVICES (CAR
AUDIO SHOP) WITH
ANCILLARY OFFICE FOR A
PERIOD OF 3 YEARS

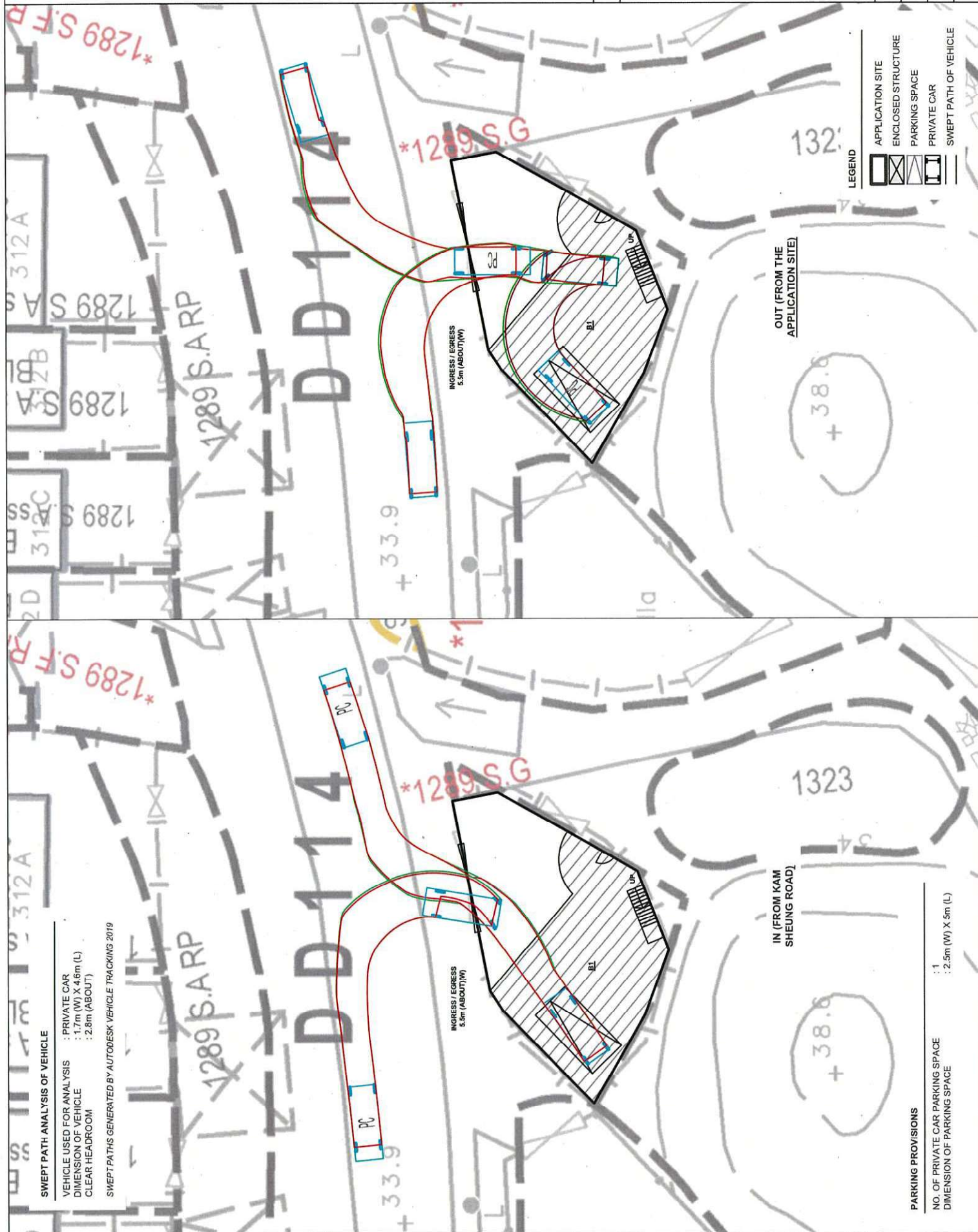
LOT 1289 RP (PART) IN D.D.
114 - KAM SHEUNG ROAD,
SHEK KONG, YUEN LONG

Drawing Title
SWEPT PATH AYS (PC)

Scale of A4
1 : 300

Drawn
Date
7.6.2021

Revised
Date



SWEPT PATH ANALYSIS OF VEHICLE

VEHICLE USED FOR ANALYSIS : PRIVATE CAR
DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)
CLEAR HEADROOM : 2.8m (ABOUT)

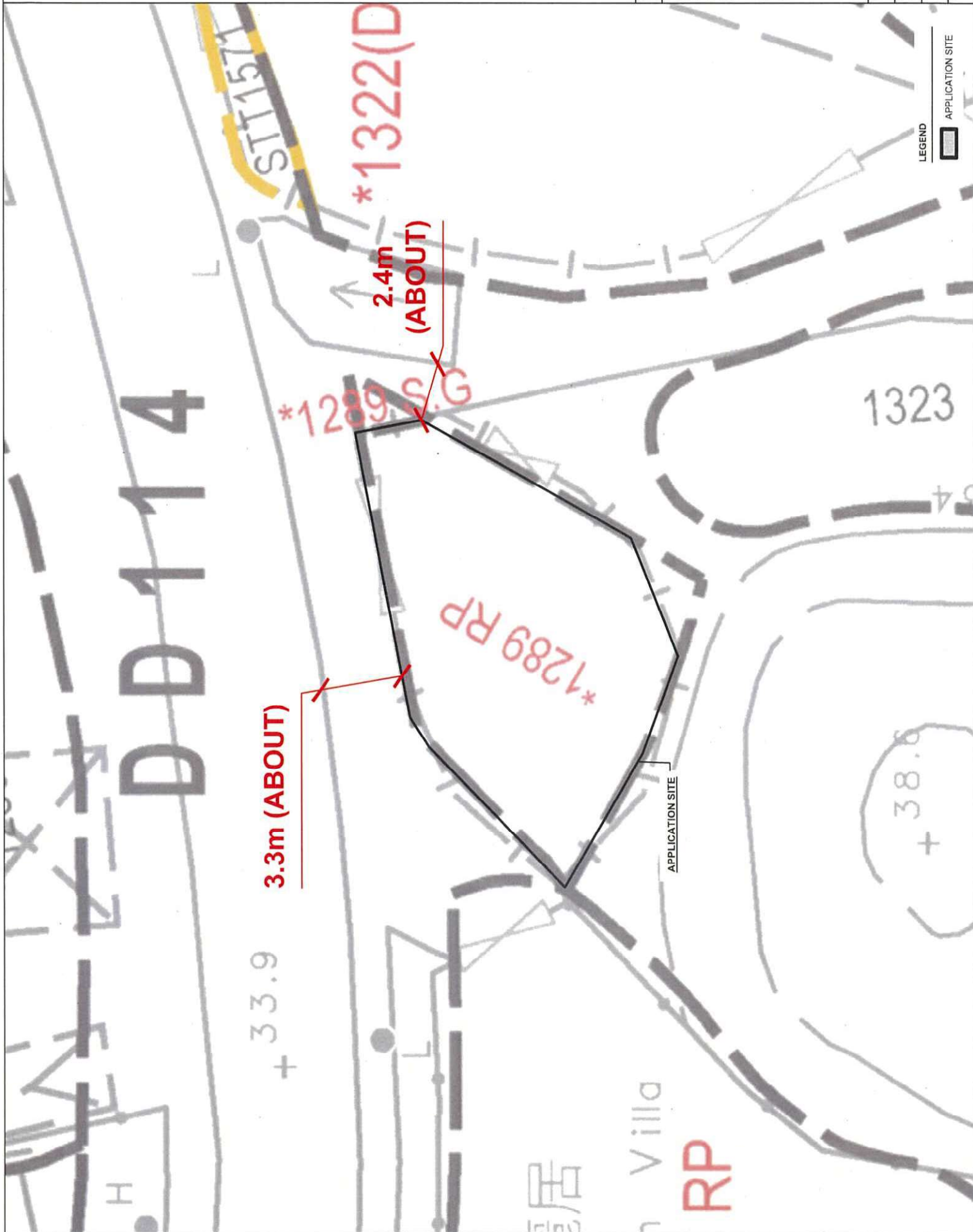
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 1
DIMENSION OF PARKING SPACE : 2.5m (W) X 5m (L)



Drawing No.	Ver.
PLAN 3	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICES (CAR AUDIO SHOP) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS	
LOT 1289 RP (PART) IN D.D. 114, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG	
Drawing Title	
WIDTH OF FOOTPATH	
Scale of A4	
1 : 200	
Drawn	
Checked	
Date	
7.6.2021	



Previous s.16 Applications

Approved Applications

	Application No.	Use(s)/Development(s)	Date of Consideration	Approval Conditions
1	A/YL-SK/164	Temporary Shop and Services (Real Estate Agency) and Ancillary Office for a Period of 3 Years	18.11.2011	(1), (4) – (5), (7) – (11)
2	A/YL-SK/204	Temporary Shop and Services (Car Audio Shop) with Ancillary Office for a Period of 3 Years	12.12.2014	(1) – (3), (6), (8) – (11)
3	A/YL-SK/234	Proposed Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years	6.4.2018 (revoked on 6.9.2020)	(1) – (3), (7) – (11)

Approval Conditions:

- (1) restriction of operation hours and/or dates.
- (2) 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.
- (3) no vehicle is allowed to queue back to or reverse into/from public road
- (4) the existing access track to the east of the Site should be allowed for use by the public.
- (5) the submission of run-in/out proposal / the provision of run-in/out.
- (6) the submission of a record of existing drainage facilities on the Site
- (7) the submission/implementation of drainage proposal.
- (8) the drainage facilities on the site shall be maintained at all times.
- (9) the submission/implementation of fire service installation proposal.
- (10) the submission/implementation of landscape and/or tree preservation proposal.
- (11) the reinstatement of the Site to an amenity area upon expiry of the planning application.

Similar s.16 Applications

Approved Applications

	Application No.	Use(s)/Development(s)	Date of Consideration	Approval Conditions
1	A/YL-SK/152	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	8.5.2009 (approved for a period of 1 year) (revoked on 8.3.2010)	(1), (4), (6), (9), (11), (13)
2	A/YL-SK/160	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	28.1.2011 (approved for a period of 1 year)	(1), (4), (6), (10), (11), (13)
3	A/YL-SK/167	Renewal of Planning Approval for Temporary "Shop and Services (Real Estate Agency)" Use under Application No. A/YL-SK/160 for a Period of 3 Years	20.1.2012 (revoked on 28.1.2013)	(1), (5), (7), (8), (10), (11), (13)
4	A/YL-SK/185	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	3.5.2013	(1), (5), (7), (8), (10), (11), (13)
5	A/YL-SK/214	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	22.4.2016	(1), (6), (8), (10), (11), (13)
6	A/YL-SK/253	Renewal of Planning Approval for Temporary "Shop and Services (Real Estate Agency)" for a Period of 3 Years	3.5.2019	(1), (7), (8), (10), (12)
7	A/YL-SK/254	Proposed Temporary Shop and Services (Domestic Goods Retail Shop) for a Period of 5 Years	17.5.2019	(1) – (3), (7), (9) – (11)
8	A/YL-SK/298	Proposed Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years	12.3.2021	(1) – (3), (7), (9) – (11)

Approval Conditions:

- (1) restriction of operation hours.
- (2) no medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailer, as defined in the Road Traffic Ordinance, was allowed to park/store on or enter/exit the Site.
- (3) no vehicle is allowed to queue back to or reverse onto/from public road.
- (4) the provision of boundary fence for setting out the Site.

- (5) the existing boundary fence on the Site should be maintained at all times.
- (6) the submission/implementation of tree preservation and/or landscape proposal.
- (7) the trees and/or landscape plantings on the Site should be maintained at all times.
- (8) the submission of a record of the existing drainage facilities on the Site.
- (9) the submission/implementation of drainage proposal.
- (10) the drainage facilities on the Site should be maintained at all times.
- (11) the submission/implementation of fire service installations proposal.
- (12) the fire service installations should be maintained in efficient working order at all times.
- (13) the reinstatement of the Site to an amenity area.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

210524-165954-20612

Reference Number:

提交限期

04/06/2021

Deadline for submission:

提交日期及時間

24/05/2021 16:59:54

Date and time of submission:

有關的規劃申請編號

A/YL-SK/308

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. LAM KA HING

Name of person making this comment:

意見詳情

Details of the Comment :

反對，住屋過於密集地方設臨時商店及服務行業（汽車音響商店）連附屬辦公室商業活動，必引至附近環境污染，增加引發火警危機，影響村民安全及生活質數。

寄件者: [REDACTED]
寄件日期: 2021年06月03日星期四 3:14
收件者: tpbpd
主旨: A/YL-SK/308 DD 114 Shek Kong

A/YL-SK/308
Lot 1289 RP (Part) in D.D. 114, Shek Kong
Site area : About 148sq.m
Zoning : "VTD" and "Agriculture"
Applied use : Car Audio Shop / 1 Vehicle Parking

Dear TPB Members,

After NINE Extensions of Time, the applicant failed to fulfill the conditions, but mo man tai, file another application. As the shop has been there for over a decade one has to question 'What is so difficult about fulfilling the conditions'?

Are they too erroneous or is it because the applicant knows that it is so easy to milk the system?

I would remind members that a court ruling established that they are **OBLIGED** to ask questions, and not rely on the recommendations of PlanD.

Mary Mulvihill

Advisory Clauses

- (a) shorter compliance period for close monitoring of progress on compliance with the approval conditions are recommended. Should the applicant fail to comply with approval conditions again resulting in the revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application.
- (b) 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 regularization or erection of temporary structure(s) will be considered. Such application(s) 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.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains.
- (d) *to note the comments of the Director of Environmental Protection (DEP) to follow the relevant mitigation measures and requirements in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by his department to minimise any potential environmental nuisances. (pending)*
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that 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.

- (f) 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 Buildings Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with 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 constructed as an acceptance of any existing building works or UBW on the Site under 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 which 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.
- (g) 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 FSIs 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 BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.