

2021年 9月 28日

Appendix I of RNTPC
Paper No. A/YL-SK/318

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。

28 SEP 2021

This document is received on
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/96-SK/318 |
| | Date Received 收到日期 | 28 SEP 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)

YEUNG Tsz Kwok

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 288 RP (Part) in D.D. 112, 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 405 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 149 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 | "Agriculture" Zone |
| (f) Current use(s) 現時用途 | Shop and Services (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
19/8/2021 (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 19/8/2021 (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，或有關係的鄉事委員會&

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 and Land Filling

(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 | 256 | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 149 | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | 3 | | |
| Proposed domestic floor area 擬議住用樓面面積 | N/A | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 149 | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 149 | sq.m | <input checked="" type="checkbox"/> 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 & OFFICE | 130m ² (ABOUT) | 130m ² (ABOUT) | 4m (ABOUT)(1-STOREY) | |
| B2 | PORTABLE TOILET | 4m ² (ABOUT) | 4m ² (ABOUT) | 2.5m (ABOUT)(1-STOREY) | |
| B3 | UTILITIES ROOM | 15m ² (ABOUT) | 15m ² (ABOUT) | 3m (ABOUT)(1-STOREY) | |
| TOTAL | | 149m ² (ABOUT) | 149m 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 | 3 |
| 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 - 19:00 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 <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 checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 405 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.1. 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 type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (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"/> |
| 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> |
|--|--|

(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>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 seeks to use Lot 288 RP (Part) in D.D. 112, Shek Kong, Yuen Long, New Territories (the Site) for Proposed Temporary Shop and Services for a Period of 3 Years and Land Filling (proposed development)(Plan P01). The applicant would like to operate a shop and services (real estate agency) at the Site to serve the nearby locals.

The Site falls within an area zoned as "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9 (Plan P02). According to the Notes of the OZP, 'shop and services is not column 1 nor 2 use within the "AGR" 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 "AGR" zone. The Site is subject to a previous S.16 planning application (No. A/YL-SK/216) for the same use submitted by the same applicant, which was approved by the Board with conditions on a temporary basis on 14.9.2016. As the current application is in similar nature, approval of the application will not set undesirable precedents within the "AGR" zone.

The Site occupied an area of 405sqm of private land (Plan P03). The operation hours of the proposed development are 09:00 - 19:00 daily (including public holiday). Three structures are proposed at the Site with total GFA of 149 sqm (about)(Plan P04). The estimated number of staff working at the Site is 5. The estimated number of staff working at the Site is 8.

The Site is accessible from Kam Sheung Road (Plan P01). Three private car parking spaces are provided for staff and visitor. Adverse traffic impact induced by the proposed should not be anticipated to the surrounding road networks (Appendix I).

A total of 405 sqm (about) of the Site will be filled with concrete (of not more than 0.1m in depth) for circulation and parking spaces and site formation of structure (Plan P05). As heavy loading of structures would compact the soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. The land filling area has been kept to minimal for the operation of the proposed development.

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 storage of dangerous goods will be carried out at the Site at any time during the planning approval period. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage 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, 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.

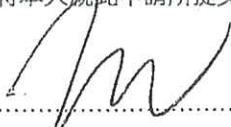
In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Shop and Services for a Period of 3 Years and Land Filling'.

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


.....
Michael WONG

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ 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 香港城市設計師學會 /
☐ 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

19/08/2021

(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 <u>as far as possible</u> . 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 288 RP (Part) in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories |
| Site area 地盤面積 | 405 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 | "Agriculture" zone |
| 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 and Land Filling |

| | | | |
|--|---|---|---|
| (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 | / <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 149 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.4 <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 | 3 | |
| (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 | 2.5 - 4 (about) m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | 1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| (iv) Site coverage 上蓋面積 | 37 % <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 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) _____ _____ | | 3 3 (PC) |
| | 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) _____ _____ | | N/A |

| 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 Site, Plan showing the land status of the 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 checked="" type="checkbox"/> |
| Trip Generation and Attraction (Appendix I), Swept Path Analysis | | |
| 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。

Estimated Trip Generation and Attraction

Proposed Temporary Shop and Services for a Period of 3 Years and Land Filling in "Agriculture" Zone, Lot 288 RP (Part) in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories

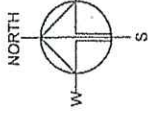
- (i) The application site (the Site) is accessible from Kam Sheung Road. A total of three parking spaces are provided at the Site, details are as follows:

| Type of Space | No. of Space |
|---------------------------------------|--------------|
| Private Car Parking Space for Visitor | 1 |
| Private Car Parking Space for Staff | 2 |

- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan P05).
- (iii) The operation hours of the proposed development are 09:00 to 19:00 daily (including public holiday). Please see below the trip generation and attraction of the proposed development:

| Time Period | Trip Generation and Attraction | | | | |
|---|--------------------------------|-----|---------------------|-----|-------------|
| | Private Car (visitor) | | Private Car (staff) | | 2-Way Total |
| | In | Out | In | Out | |
| Trips at <u>AM peak</u> per hour (09:00 – 10:00) | 2 | 0 | 1 | 0 | 3 |
| Trips at <u>PM peak</u> per hour (18:00 – 19:00) | 0 | 2 | 0 | 1 | 3 |
| Traffic trip per hour (average) | 0 | 0 | 1 | 1 | 2 |

- (iv) No medium or heavy goods vehicles exceeding 5.5 tonnes including container tractors/trailers are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period.
- (v) In view of the above, the parking provision is adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 405m² (ABOUT)

ACCESSIBLE FROM KAM SHEUNG ROAD

Nam Hin

APPLICATION SITE

ACCESSIBLE FROM KAM SHEUNG ROAD

KAM SHEUNG ROAD

Tsang Uk Tsui

Wah Yuen

Lai Uk Tsuen

Lin Fa Tei

Project

P01

Ver

01

PROPOSED TEMPORARY
SHOP AND SERVICES FOR A
PERIOD OF 3 YEARS AND
LAND FILLING

LOT 288 RP (PART) IN D.D.
112, KAM SHEUNG ROAD,
SHEK KONG, YUEN LONG,
NEW TERRITORIES

Drawing Title

LOCATION PLAN

Scale of A4

1 : 3000

Drawn

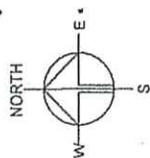
19.8.2021

Revised

LEGEND



APPLICATION SITE



Drawing No. POZ

Ver.

01

Project

PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS AND LAND FILLING

LOT 288 RP (PART) IN D.D. 112, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES

Drawing Title

ZONING OF THE SITE

Scale of A1

1 : 3000

Date

19.8.2021

Date

Revised

Date

LEGEND

APPLICATION SITE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 405m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED SHEK KONG OZP

OZP PLAN NO. : SYL-SK/9

AREA ZONED AS "AGR" : 405m² (ABOUT)(100%)

AGR

Nam

Tsang Uk

KAM SHEUNG ROAD

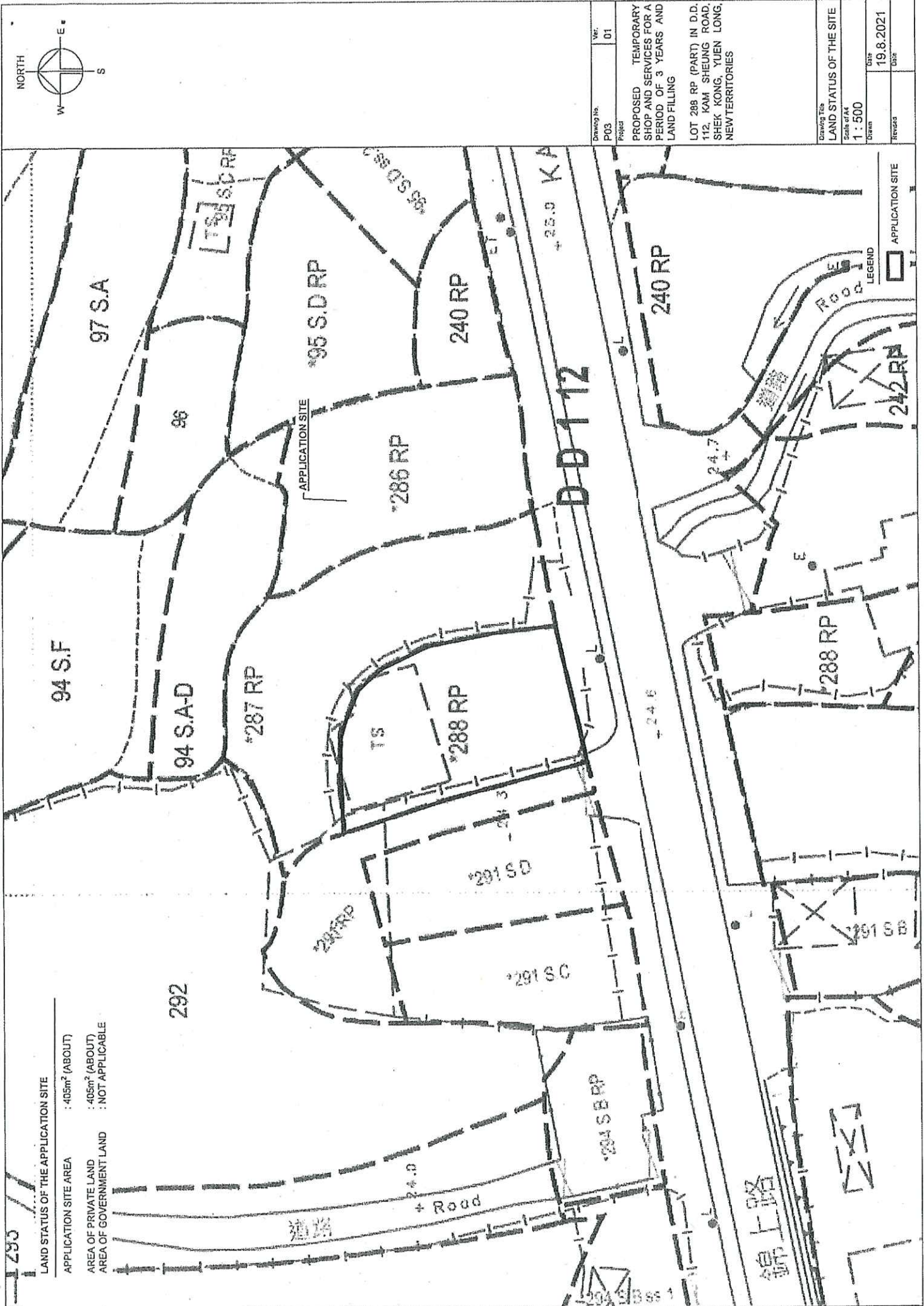
Wah Yuen

R(D)

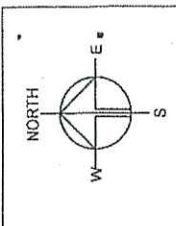
Lai Uk Tsuen

Lin Fa Tei

APPLICATION SITE

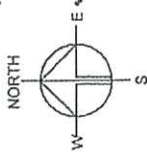


LAND STATUS OF THE APPLICATION SITE
 APPLICATION SITE AREA : 405m² (ABOUT)
 AREA OF PRIVATE LAND : 405m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



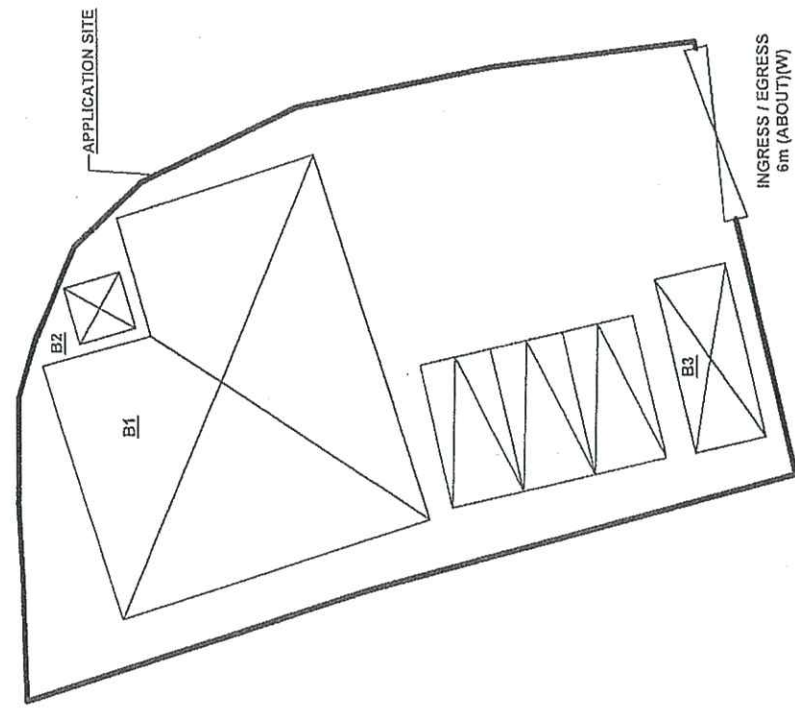
| | | | |
|--|---|------|-----------|
| Drawing No. | P03 | Ver. | 01 |
| Project | PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS AND LAND FILLING | | |
| LOT 288 RP (PART) IN D.D. 1112, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES | | | |
| Drawing Title LAND STATUS OF THE SITE | | | |
| Scale of A4 1:500 | | | |
| Drawn | Date | | 19.8.2021 |
| Reviewed | Date | | |

LEGEND
☐ APPLICATION SITE



| | |
|---|-----------|
| Drawing No. | Ver. |
| P04 | 01 |
| Project: | |
| PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS AND LAND FILLING | |
| LOT 288 RP (PART) IN D.D. 112, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, NEW TERRORIES | |
| Drawing Title | |
| LAYOUT PLAN | |
| Scale of A4 | |
| 1 : 250 | |
| Drawn | Date |
| | 19.8.2021 |
| Revised | Date |
| | |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|-----------|----------------------------|---------------------------|---------------------------|------------------------|
| B1 | SHOP AND SERVICES & OFFICE | 130m ² (ABOUT) | 130m ² (ABOUT) | 4m (ABOUT)(1-STOREY) |
| B2 | PORTABLE TOILET | 4m ² (ABOUT) | 4m ² (ABOUT) | 2.5m (ABOUT)(1-STOREY) |
| B3 | UTILITIES ROOM | 15m ² (ABOUT) | 15m ² (ABOUT) | 3m (ABOUT)(1-STOREY) |
| TOTAL | | 149m ² (ABOUT) | 149m ² (ABOUT) | |



| | |
|--------|----------------------|
| LEGEND | |
| | APPLICATION SITE |
| | STRUCTURE (ENCLOSED) |
| | PARKING SPACE |
| | INGRESS / EGRESS |

| | |
|--|-----------------------------|
| DEVELOPMENT PARAMETERS OF THE APPLICATION SITE | |
| APPLICATION SITE AREA | : 405m ² (ABOUT) |
| COVERED AREA | : 149m ² (ABOUT) |
| UNCOVERED AREA | : 256m ² (ABOUT) |
| PLOT RATIO | : 0.4 (ABOUT) |
| SITE COVERAGE | : 37% (ABOUT) |
| NO. OF STRUCTURE | : 3 |
| DOMESTIC GFA | : NOT APPLICABLE |
| NON-DOMESTIC GFA | : 149m ² (ABOUT) |
| BUILDING HEIGHT | : 2.5m - 4m (ABOUT) |
| NO. OF STOREY | : 1 |

| | |
|----------------------------------|---------------------|
| PARKING PROVISION | |
| NO. OF PRIVATE CAR PARKING SPACE | : 3 |
| DIMENSION OF PARKING SPACE | : 5m (L) X 2.5m (W) |

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA : 405m² (ABOUT)
 COVERED BY STRUCTURE : 145m² (ABOUT)
 LAND FILLING AREA : 405m² (100%)(ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.1m (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES
 CIRCULATION AND PARKING SPACES

SITE FORMATION OF STRUCTURE

EXISTING SITE LEVEL : 24.3mPD (ABOUT)
 MATERIAL OF FILLING : CONCRETE
 DEPTH OF FILLING : NOT MORE THAN 0.1m

CIRCULATION AND PARKINGSAPCE

EXISTING SITE LEVEL : 24.3mPD (ABOUT)
 MATERIAL OF FILLING : CONCRETE
 DEPTH OF FILLING : NOT MORE THAN 0.1m

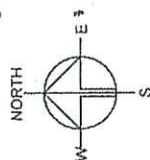
APPLICATION SITE

SITE FORMATION OF STRUCTURE

EXISTING SITE LEVEL : 24.3mPD (ABOUT)
 MATERIAL OF FILLING : CONCRETE
 DEPTH OF FILLING : NOT MORE THAN 0.1m

LEGEND

-  APPLICATION SITE
-  LAND FILLING AREA (PARKING / CIRCULATION SPACE)
-  LAND FILLING AREA (SITE FORMATION OF STRUCTURE)



Drawing No. P05
 Ver. 01

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

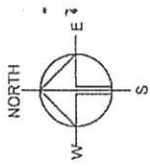
LOT 288 RP (PART) IN D.D.
 112, KAM SHEUNG ROAD,
 SHEK KONG, YUEN LONG,
 NEW TERRITORIES

Drawing Title
 PAVED RATIO OF THE SITE

Scale of A4
 1 : 250

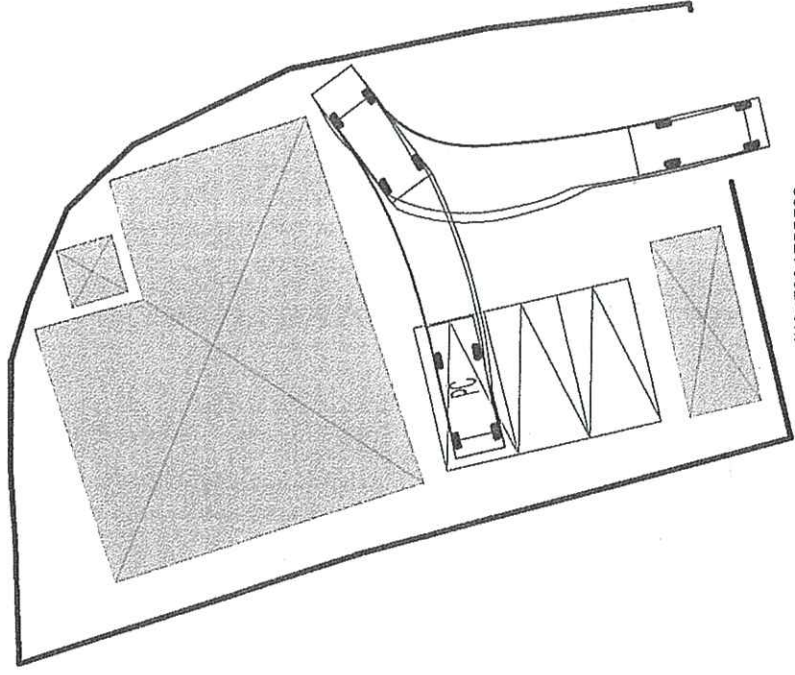
Date
 19.8.2021

Revised



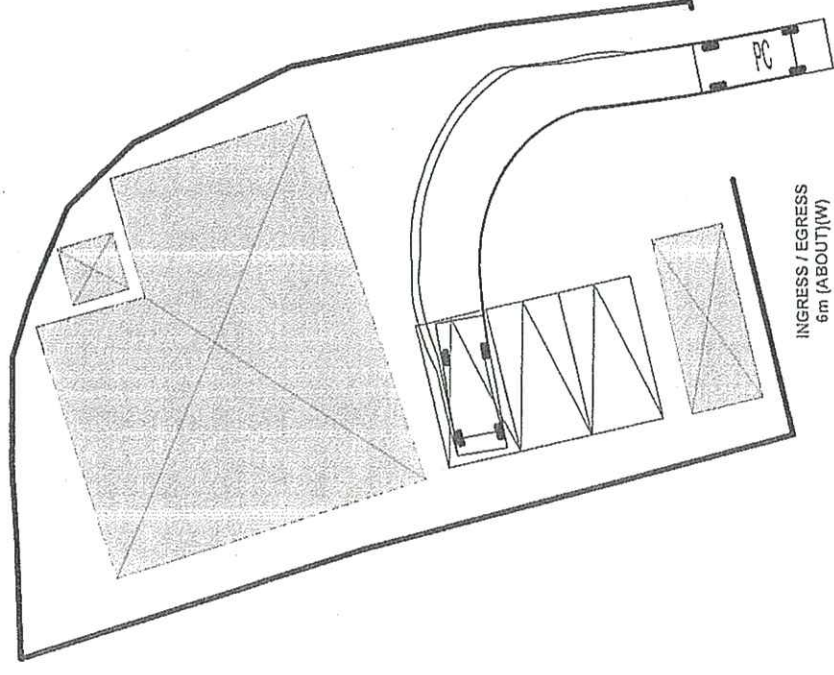
| | |
|-------------|---|
| Drawing No. | 01 |
| Project | PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS AND LAND FILLING |
| Location | LOT 288 RP (PART) IN D.D. 112, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES |
| Scale | 1:250 |
| Date | 19.8.2021 |
| Drawn | |
| Revised | |

| | |
|---------------|---------------------|
| Drawing Title | SWEPT PATH ANALYSIS |
| Scale | 1:250 |
| Date | 19.8.2021 |
| Drawn | |
| Revised | |



| |
|-----------------------|
| LEGEND |
| APPLICATION SITE |
| ENCLOSED STRUCTURE |
| PARKING SPACE |
| PRIVATE CAR |
| SWEPT PATH OF VEHICLE |

ENTERING THE APPLICATION SITE



EXITING THE APPLICATION SITE

SWEPT PATH ANALYSIS OF VEHICLE
APPLICATION SITE AREA : 405m² (ABOUT)
VEHICLE USED FOR ANALYSIS : PRIVATE CAR
DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

PARKING PROVISION
NO. OF PRIVATE CAR PARKING SPACE : 3
DIMENSION OF PARKING SPACE : 5m (L) X 2.5m (W)

Our Ref.: DD112 Lot 288 RP
Your ref.: TPB/A/YL-SK/318

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

By Email

23 November 2021

Dear Sir,

1st Further Information

Proposed Temporary Shop and Services for a Period of 3 Years and Land Filling in "Agriculture" Zone, Lot 288 RP (Part) in D.D.112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-SK/318)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Bon TANG at : } or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Planning and Development Manager

Responses-to-Comments

Proposed Temporary Shop and Services for a Period of 3 Years and Land Filling in “Agriculture” Zone, Lot 288 RP (Part) in D.D.112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories

(Application No. A/YL-SK/318)

(i) A RtoC Table:

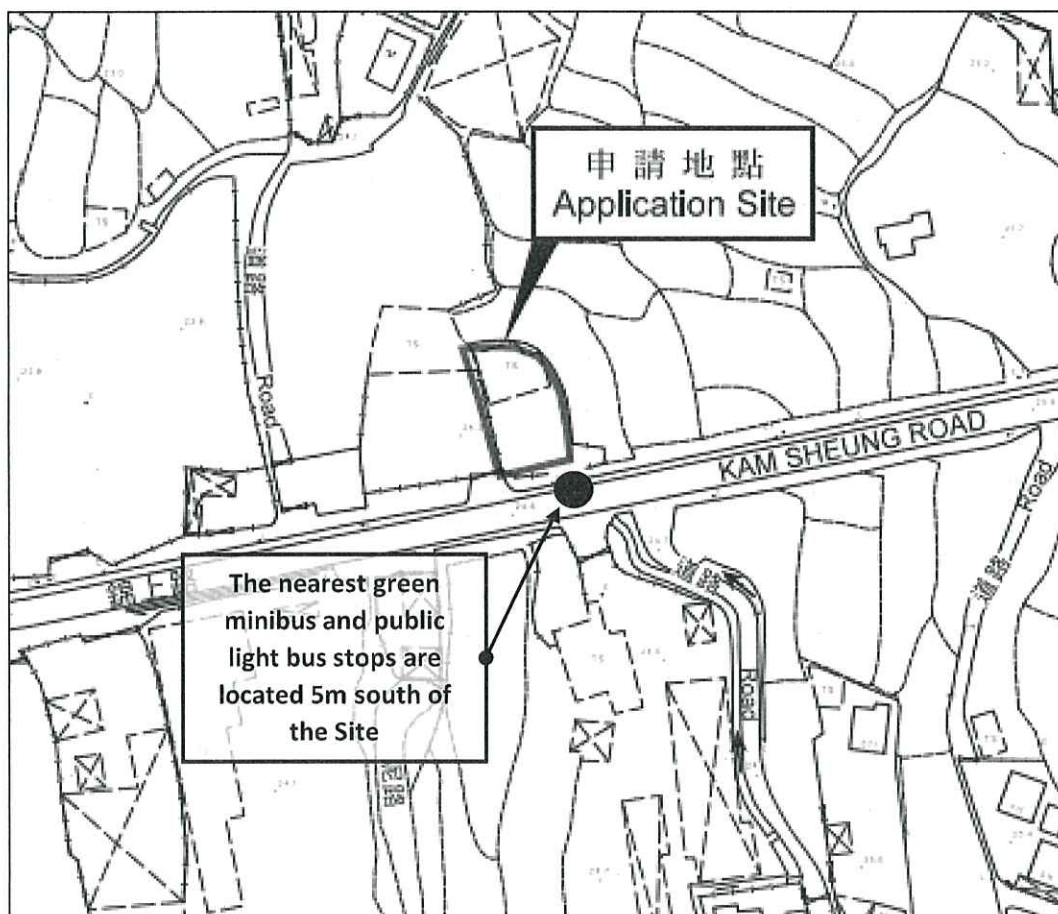
| Departmental Comments | | Applicant's Responses |
|---|---|--|
| 1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Wilson Lee; Tel: 2399 2421) | | |
| (a) | The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics; | 3 no. of private car parking spaces are provided at the application site (the Site) for staff and visitor. Advanced booking is required for visitors for the use of car parking spaces, which could help to regulate the use of the parking spaces and prevent excessive number of vehicles to the Site and affect the public. Majority of staff and visitor are required to make good use of public transport at Kam Sheung Road then walk to the Site (Annex I). No light, medium and heavy goods vehicle is allowed to access the Site at any time during the planning approval period. Same traffic arrangement has been adopted by the previous approved S.16 planning application No. A/YL-SK/216 for the same use 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 demonstrate the smooth manoeuvring of vehicle to / from Kam Sheung Road, 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 (Plan 1 and Annex II). |
| (d) | The applicant should provide nearest public transport services and indicate on the layout plan; and | The nearest public transport services are provided 5m south of the Site (Annex I). |
| (e) | The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department. | Noted. |

| 2. Comments of District Planning Officer / Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Mr. Louis CHEUNG; Tel: 3168 4044) | | |
|--|---|--|
| (a) | <p>The application site is filled with concrete. Please advise how to reinstate the site after the planning approval, if any, lapses.</p> | <p>The applicant will reinstate the Site to an amenity area after the planning approval period, details are as follows:</p> <ul style="list-style-type: none"> (i) All structures will be removed from the Site; (ii) Land preparation works (e.g. removal of unwanted materials hindering growth of crops, improvement of soil quality etc.) will be carried out at the Site; (iii) Soil preparation works (e.g. loosening of soil by tractor driven cultivator to increase the absorption of water) will be carried out at the Site; and (iv) The Site should be reinstated to an amenity area and ready for agricultural purpose at this stage. |
| (b) | <p>The application site is accessible via a small strip of government land connecting to Kam Sheung Road. Please advise how to obtain/deal with the right of way.</p> | <p>The applicant will liaise with respective B/Ds regarding the right of way after planning approval has been obtained by the applicant.</p> |

Annex I - Public Transport Services

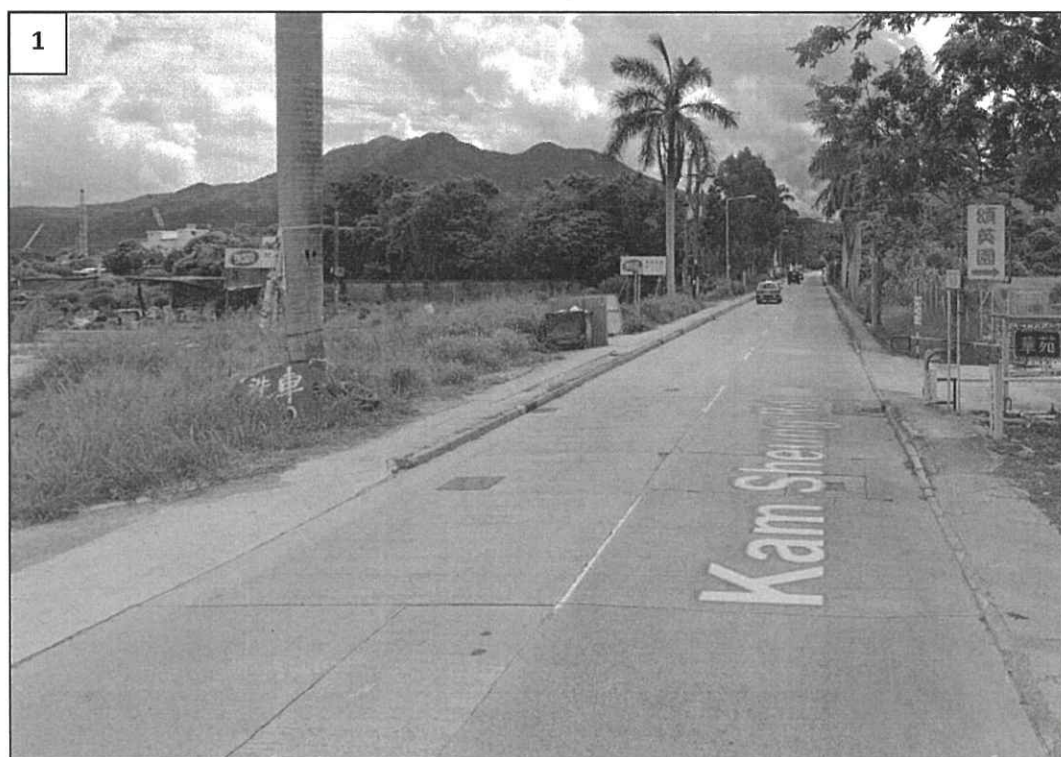
- (i) The Site is located adjacent Kam Sheung Road, which is served with public transport services. Majority of staff and visitor are required to commute to the Site by taking public transport to Kam Sheung Road then walk to the Site.
- (ii) The nearest public transport services are provided at Fan Kam Road, details are as follows:

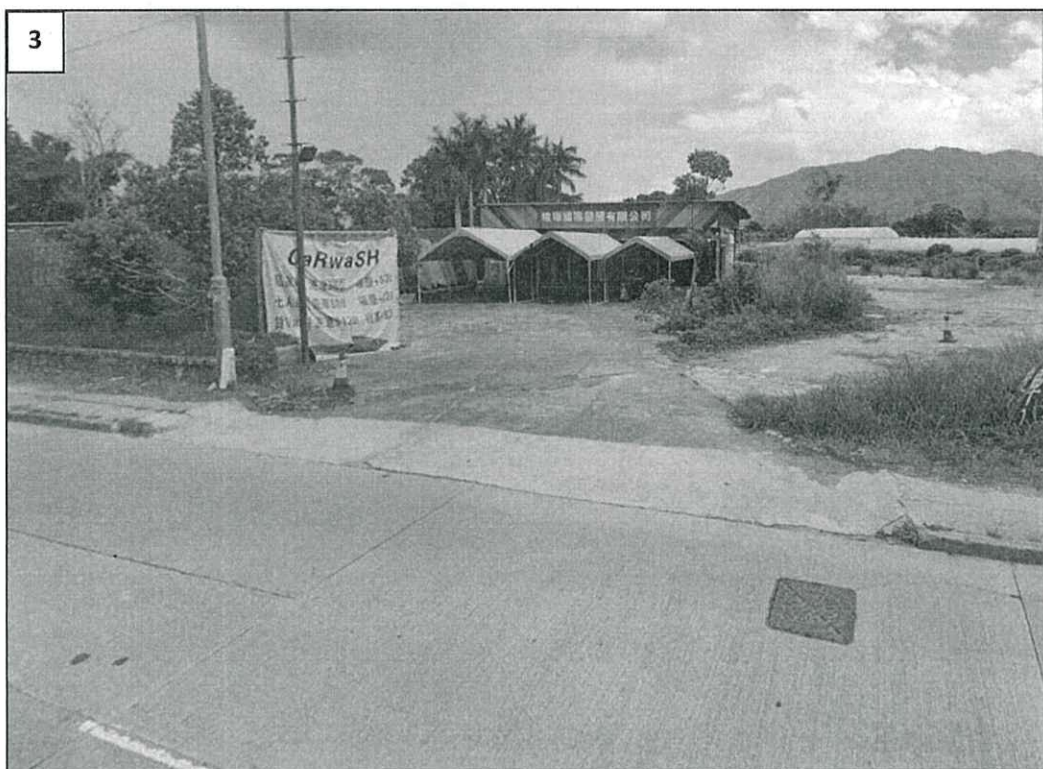
| Route No. | Termination Points | |
|------------------|-----------------------------|--------------|
| Green Minibus | | |
| 72 | Kam Sheung Road MTR Station | Lui Kung Tin |
| 72M | Yuen Long (Tai Hang Street) | |
| Public Light Bus | | |
| 23 | Yuen Long (Yu King Square) | Sheung Tsuen |

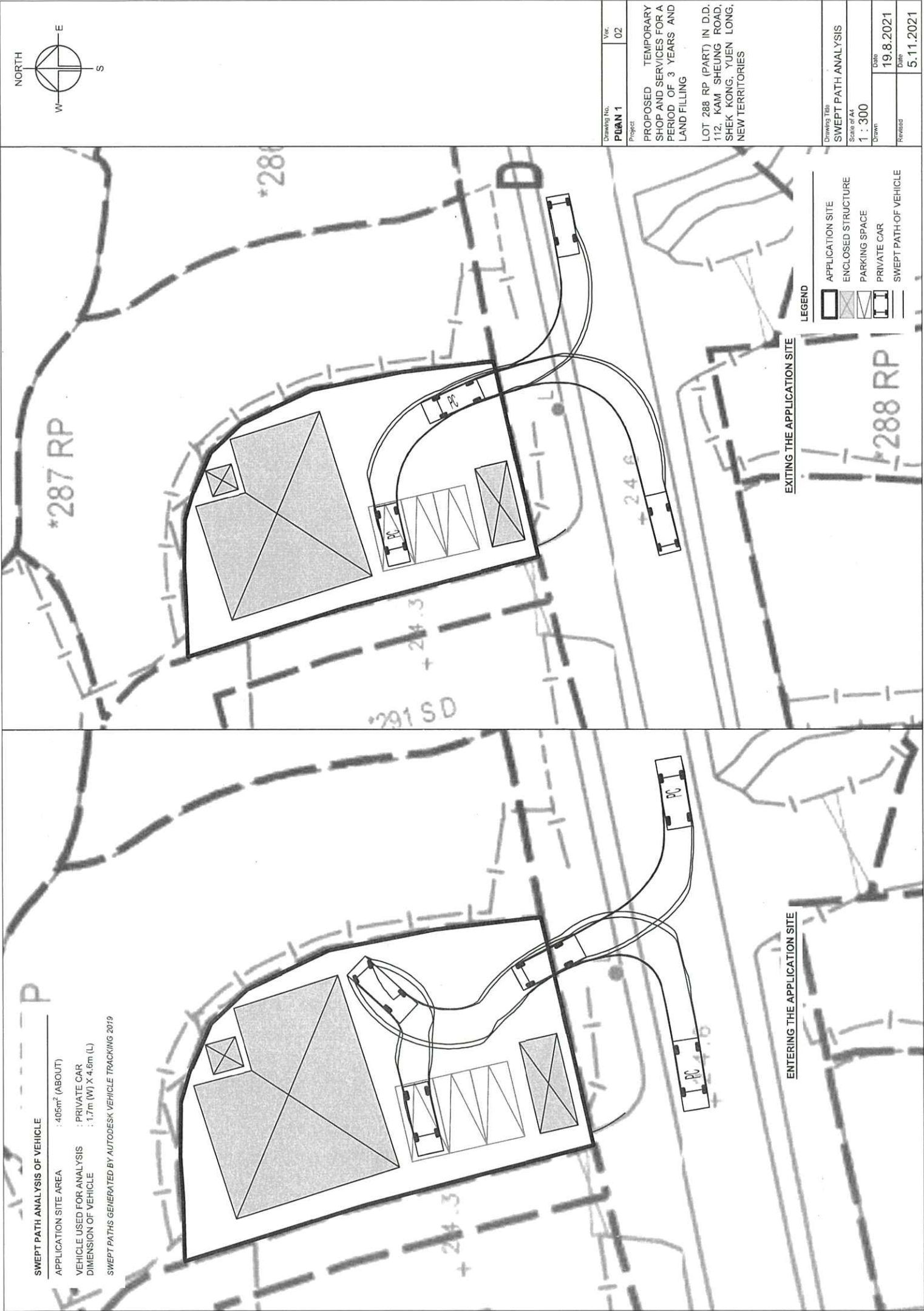


Annex II - Manoeuvring to / from Kam Sheung Road and Along the Local Access

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







Previous s.16 Applications

Approved Applications

| Application No. | Uses/Developments | Date of Consideration | Approval Conditions |
|------------------------|--|--------------------------------------|----------------------------|
| A/YL-SK/202 | Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years | 17.10.2014 (revoked on 17.4.2015) | (1), (5) – (11) |
| A/YL-SK/216 | Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years | 14.9.2016 | (2) – (4), (6) – (11) |

Approval Conditions:

- (1) no operation between 6:00 p.m. and 9:00 a.m. on Mondays to Saturdays is allowed on the site.
- (2) no operation between 7:00 p.m. and 9:00 a.m. is allowed on the site
- (3) no operation between 6:00 p.m. and 7:00 p.m. from Mondays to Saturdays is allowed on the site
- (4) no operation between 9:00 a.m. and 10:00 a.m. on Sundays and public holidays is allowed on the site
- (5) no operation on Sundays and public holidays is allowed on the site.
- (6) 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.
- (7) no reversing of vehicles into or out from the site is allowed at any time.
- (8) the submission/implementation of fire service installations proposal / the provision of fire service installations.
- (9) the submission/implementation of drainage proposal/facilities.
- (10) the submission/implementation of landscape proposal.
- (11) the reinstatement of the site to an amenity area upon expiry of the planning application.

Similar Application within the same “AGR” Zone
on the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9

Rejected Application

| | Application No. | Use(s)/Development(s) | Date of Consideration |
|---|-----------------|---|--------------------------|
| 1 | A/YL-SK/215 | Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years | 26.8.2016 |

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

參考編號

Reference Number:

211019-165437-85791

提交限期

Deadline for submission:

26/10/2021

提交日期及時間

Date and time of submission:

19/10/2021 16:54:37

有關的規劃申請編號

The application no. to which the comment relates: A/YL-SK/318

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，住屋過於密集地方設商業活動，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10月18日星期一 2:48
收件者: tpbpd
主旨: A/YL-SK/318 dd 112 Kam Sheung Road

Dear TPB Members,

Application 216 had TEN extensions of time and the 3 year approval expired in 2019. By now the site should be reinstated.

The Lot is situated in a section of Kam Sheung Road where, surprise, surprise, there is still extensive farming activity.

In view of the plans for the Northern Metropolis that will gobble up hectares of Agriculture land, every attempt should be made to preserve those tracts of arable land outside the development footprint.

Recent events have demonstrated the need for every jurisdiction to have a certain degree of self sufficiency when it comes to food production. Hong Kong must play its part in the self determination agenda set by President Xi Jinping.

Members should reject this plan to slather the land in concrete.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, June 16, 2016 6:36:41 PM
Subject: A/YL-SK/216 Kam Sheung Road Another RE Agency

A/YL-SK/216
Lot 288 RP (Part) in D.D.112, Kam Sheung Road, Yuen Long
Site area : 403.8 m²
Zoning "Agriculture"
Applied Use ; RE Agency

Dear TPB Members,

Real Estate Agency is obviously the new buzz word.

400+sqmts, give over. Most agencies operate in shops of a few hundred square feet or less.

This is obviously a ploy to trash agriculture land..

TPB members should advise the realtor to find a shop on the ground floor of a village house, a permitted use.

The proposed development is not in line with the planning intention of the "Agriculture" zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also

intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention.

Approval of the applications would set an undesirable precedent of encouraging further encroachment on Agriculture zoned land. According to the Policy Address
126: The Government proactively supports the development of local agriculture and will explore ways to optimise use of quality agricultural land through planning and land management.

TPB must play its part in promoting government policy by rejecting this and similar applications.

Mary Mulvihill

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site.
- (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;
 - (ii) a recent site inspection found that an existing structure included in the s.16 proposal, located within the Site, was suspected of being used for domestic purposes. According to the established practice, application for Short Term Waiver of structures for domestic / residential uses on private agricultural land will not be entertained. Hence, even if the Board approves the subject planning application, his office will not consider approving / regularizing any structure(s) erected / to be erected on the lot for domestic / residential uses; and
 - (iii) should planning approval be given to the application, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site (except the existing structure for domestic purpose), if any. Besides, given the proposed use is temporary in nature, only application for regularization 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 premium or fee, as may be imposed by LandsD.
- (c) to note the comments of the Commissioner for Transport (C for 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.
- (d) 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 for 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.
- (e) to note the comments of the Director of Environmental Protection (DEP) to follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise potential environmental impacts on the surrounding areas.

- (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 services installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The applicant is also advised that (1) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and (2) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (ii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO); detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Licensing requirements, if any, shall be formulated upon receipt of formal application via the Licensing Authority.
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are unauthorised building works (UBW) under the BO and should not be designed for any proposed use under the application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the Buildings Department 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 the BO;
 - (iii) 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 UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (iv) 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;
 - (v) 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 building plan submission stage;
 - (vi) 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
 - (vii) detailed checking under the BO will be carried out at the building plan submission stage.