

Previous Applications

Approved Applications

Application No.	Use / Development	Date of Consideration
A/YL-SK/202	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	Approved with condition(s) on a temporary basis 17/10/2014
A/YL-SK/216	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	Approved with condition(s) on a temporary basis 14/09/2016
A/YL-SK/318	Proposed Temporary Shop and Services for a Period of 3 Years and Land Filling	Approved with condition(s) on a temporary basis 26/11/2021

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic engineering perspective.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no adverse comment from highways maintenance perspective.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in-principle to the application; and
- should the application be approved, approval conditions requiring the applicant to maintain the drainage facilities implemented under application No. A/YL-SK/318 and to submit records of the existing drainage facilities on the Site should be included in the planning permission.

3. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no objection in-principle to the proposal subject to fire services installations being provided to his satisfaction.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no environmental complaint case concerning the Site received in the past 3 years.

5. Electricity Safety

Comments of the Director of Electrical and Mechanical Services:

- no comment from regulatory services perspective.

6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application; and
- there is no record of approval granted by the Building Authority for the existing structure at the Site.

7. **Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application.

8. **District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- his office has not received any local's comment on the application and he has no comment on the application.

9. **Other Departments**

The following government departments have no objection to/ no adverse comment/ no comment on the application:

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- the Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) The permission is given to the development/uses/structures under application. It does not condone any other development/uses and structures which currently occur on the application site (the Site) but not covered by the application, if any. The applicant shall take immediate action to discontinue such development/uses and remove such structures not covered by the permission;
- (b) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the lot owner(s) will need to apply to LandsD to permit the structure(s) to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of 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 fees, 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 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. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/ from public road at any time during the planning approval period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the applicant should provide drainage measures at the site access to properly intercept the surface water between those within the Site and nearby public roads. The applicant is advised to indicate such drainage measures on the layout plan for his review;
 - the applicant is reminded to keep and submit relevant records such as photos of spare ducts installation, records of concrete grade, records of supplier of concrete, kerb material, steel mesh, and compaction record, etc. in the future submission for compliance of implementation of run-in/out;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is advised that the installation/ maintenance/ modification/ repair work of FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services;

- (f) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised 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 the Environmental Protection Department;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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;
 - 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;
 - if the existing structure is erected on leased land without the approval of the Building Authority, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - 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 construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - 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 Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - 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
 - detailed checking under the BO will be carried out at building plan submission stage;
- (h) to note the comments of the Director of Electrical and Mechanical Services that:
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pub



A/YL-SK/348 DD 112 Kam Sheung Road
17/07/2023 03:30

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: ceo <ceo@ceo.gov.hk>
File Ref:

Dear TPB Members,

Again conditions were not fulfilled.

How is it possible that approval has not been revoked? What about all this law and order stuff we are bombarded with on a daily basis?

From chaos to order, what a joke when failure to fulfill even modest conditions can be flaunted so easily with PlanD supporting and members failing in their duty to raise concerns.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 18 October 2021 2:47 AM CST
Subject: 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 plays 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

2023年 6月 1 9日

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。

19 JUN 2023

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)

2301654
14/6/2023
by hand

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

2301654

14.6.2023

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-SK/1348
	Date Received 收到日期	19 JUN 2023

- 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)

WONG Kin Wai 黃健偉

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 盈卓物業顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 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 : 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 with ancillary facilities (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
12/06/2023 (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 07/06/2023 (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

Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(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 256sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 149sq.m ☒ 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 /sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 149sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 149sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES & 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 Sunday and 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	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
(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, 請另頁註明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?	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>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。

Please refer to the supplementary statement.

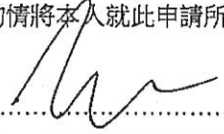
8. Declaration 聲明

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 this application 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)
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

12/06/2023

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application 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 available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lot: 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 : 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	Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	

(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"/>
Plan showing the zoning of the site, Plan showing the land status of the site, Paved ratio, Location Plan, Swept path analysis, ... As built drainage plan, ...		
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"/>
<u>Run-in/out proposal, FSI's proposal</u>		
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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 288 RP (Part) in D.D.112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories* (the Premises) for **'Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (proposed development) (**Plan 1**).
- 1.2 The Site is located within walking distance from various indigenous villages and brownfield sites, there is always great demand for estate agency services in the area. In view of that, the applicant would like to operate the applied use, i.e. shop and services (estate agency) to bring convenience to the nearby locals and business operators.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/9 (**Plan 2**). According to the notes of the OZP, 'shop and services' use is not a column one nor two within the "AGR" zone, which requires planning permission from the Board. The Site is subject of several previously approved S.16 planning applications for the same use, within which, the latest application (No. A/YL-SK/318) was approved by the Board on a temporary basis of 3 years in 2021. The applicant of the previous application has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

Table 1 – Details of Compliance with Approval Condition of the Previous Application

Approval Conditions of Application No. A/YL-SK/318		Date of Compliance
(d)	The submission of a run-in/out proposal	Not complied
(e)	The implementation of the run-in/out proposal	
(f)	The submission of a condition record of the existing drainage facilities on the site	20/1/2022
(h)	The submission of a fire service installations (FSIs) proposal	11/8/2022
(i)	The implementation of the FSIs proposal	Not complied

- 2.2 Regarding approval condition (d) of the previous application, the applicant made submissions for compliance with this approval condition on 25/8/2022, 17/4/2023 and 19/5/2023, however,

these submissions were not accepted by Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) on 25/11/2022, 2/5/2023 and 22/5/2023 respectively. As the applicant did not have sufficient time to address comments of CHE/NTW, HyD by the designated time period, which led to revocation of the application on 26/5/2023. The applicant of the current application has submitted run-in/out proposal, fire service installations (FSIs) proposal and as-built drainage plan to support the current application (Appendices I to III).

- 2.3 Despite the fact that the Site falls within "AGR" zone, there is not active agricultural activity within the Site. Approval of the current application on a temporary basis of 3 years would therefore not jeopardize the long term planning intention of the "AGR" zone and would better utilize deserted agricultural land.

3) Development Proposal

- 3.1 The Site occupied an area of 405 m² (about)(Plan 3). A total of 3 existing structures are provided at the Site for shop and services, office, portable toilet and utilities room with total GFA of 149 m² (about)(Plan 4). The operation hours of the proposed development are from 09:00 to 19:00 daily, including public holidays. The estimated number of staff working at the Site are 4. It is estimated that the Site would be able to attract not more than 10 visitors per day. The ancillary office is to provide indoor workspace for administrative staff to support the daily operation of the Site. Detailed development parameters are shown at Table 2 below:

Table 2 – Major Development Parameters

Application Site Area	405 m ² (about)
Covered Area	149 m ² (about)
Uncovered Area	256 m ² (about)
Plot Ratio	0.4 (about)
Site Coverage	37 % (about)
Number of Structure	3
Total GFA	149 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	149 m ² (about)
Building Height	2.5 - 4 m (about)

No. of Storey	1
----------------------	----------

- 3.2 When compared with the previously approved application (No. A/YL-SK/318), all the major development parameters, i.e. site area, covered area, GFA, plot ratio, site coverage remain unchanged for the current application. The Site has already been filled wholly for site formation of structures, parking spaces and circulation area to meet the operational need. The extent of filling has been kept to minimal and no further filling of land will be carried out for the current application. The applicant will reinstate the Site to an amenity area after the planning approval.
- 3.3 The Site is accessible from Kam Sheung Road (**Plan 1**). 3 private car parking spaces are provided at the site, which is ideal for the transportation of goods and convenience for visitors, details are shown at **Table 3** below:

Table 3 – Parking and Loading/Unloading (L/UL) Provisions

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
Private Car Parking Space for Visitor - 2.5 m (W) x 5 m (L)	1

- 3.4 Sufficient space is provided for vehicles to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan 6**). As trip generation and attraction of the proposed development is minimal (as shown at **Table 4** below), adverse traffic impact to the surrounding road network should not be anticipated.

Table 4 – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction		
	PC		2-Way Total
	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	2	0	2
Trips at PM peak per hour (17:00 – 18:00)	0	1	1
Traffic trip per hour (average)	1	1	2

- 3.5 The applicant will strictly comply with all environmental protection / pollution control

ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. The applicant will strictly follow the Professional Persons Environment Consultative Committee Practice Notes (ProPECCPN 5/93) for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of run-in/out, FSI proposals and as-built drainage plan to mitigate any adverse impact arising from the proposed development (Appendices I to III).
- 4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for 'Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'.

R-riches Property Consultants Limited

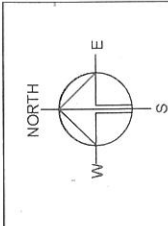
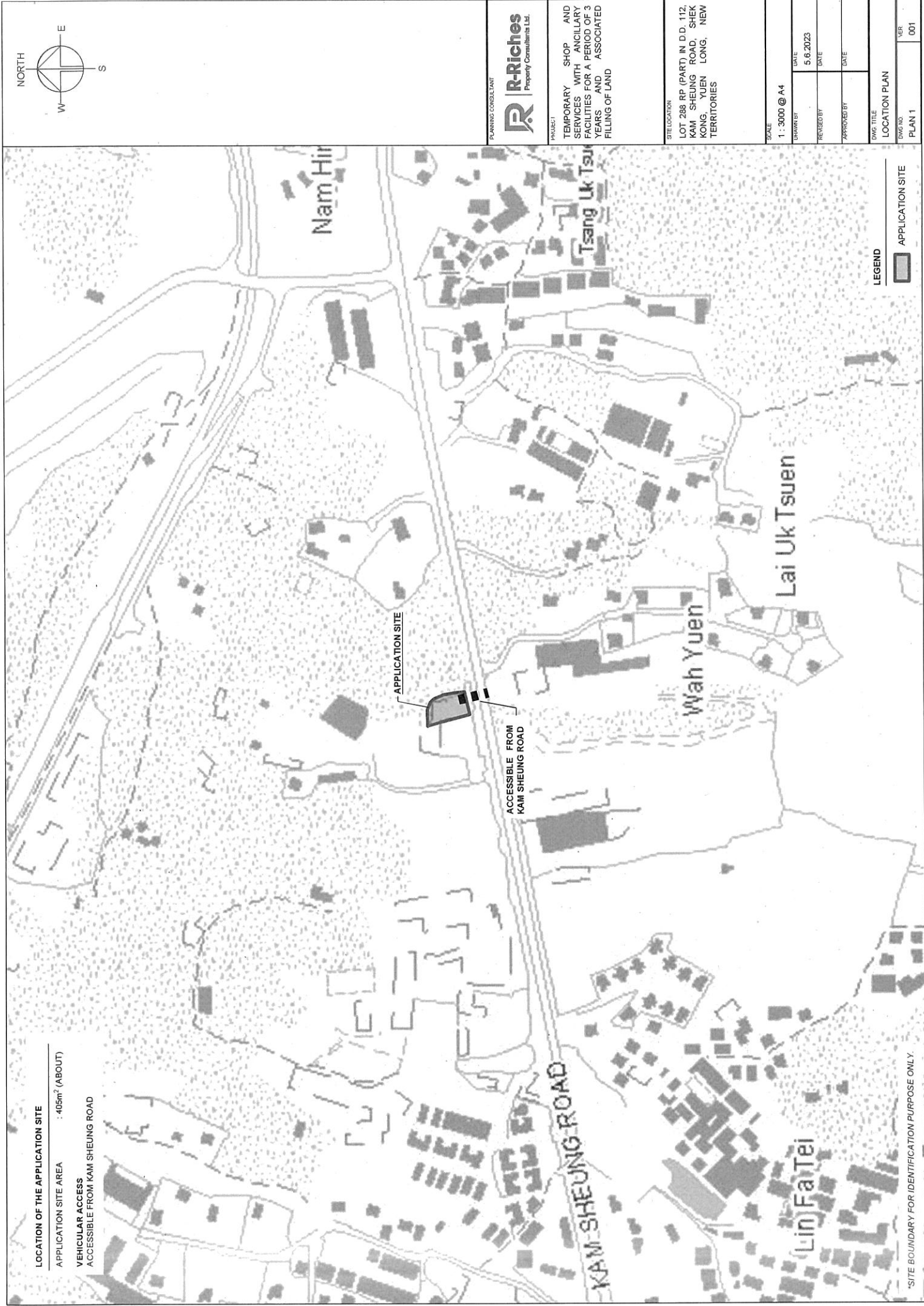
June 2023

APPENDICES

Appendix I	Run-in/out Proposal
Appendix II	Fire Service Installations Proposal
Appendix III	As-Built Drainage Plan

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Plan Showing the Filled Area of the Application Site
Plan 6	Swept Path Analysis



LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA : 405m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM KAM SHEUNG ROAD

PLANNING CONSULTANT



PROJECT
TEMPORARY SHOP AND
SERVICES WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION
LOT 288 8P (PART) IN D.D. 112,
KAM SHEUNG ROAD, SHEK
KONG, YUEN LONG, NEW
TERRITORIES

SCALE
1: 3000 @ A4

DRAWN BY
DATE
5.6.2023

REVIEWED BY
DATE

APPROVED BY
DATE

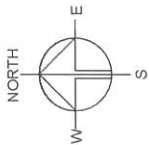
DWG TITLE
LOCATION PLAN

DWG NO.
PLAN 1

VER.
001

LEGEND
APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



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" - "AGRICULTURE" ZONE

AGR

APPLICATION SITE

KAM-SHEUNG-ROAD

Lin Fa Tei

Wah Yuen

R(D)

Lai Uk Tsuen

Tsang Uk

Nam

V

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

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

SCALE

1: 3000 @ A4

DRAWN BY

DATE

5.6.2023

REVIEWED BY

DATE

APPROVED BY

DATE

LEGEND

APPLICATION SITE

DWG TITLE

ZONING PLAN

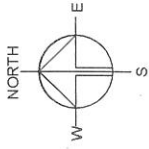
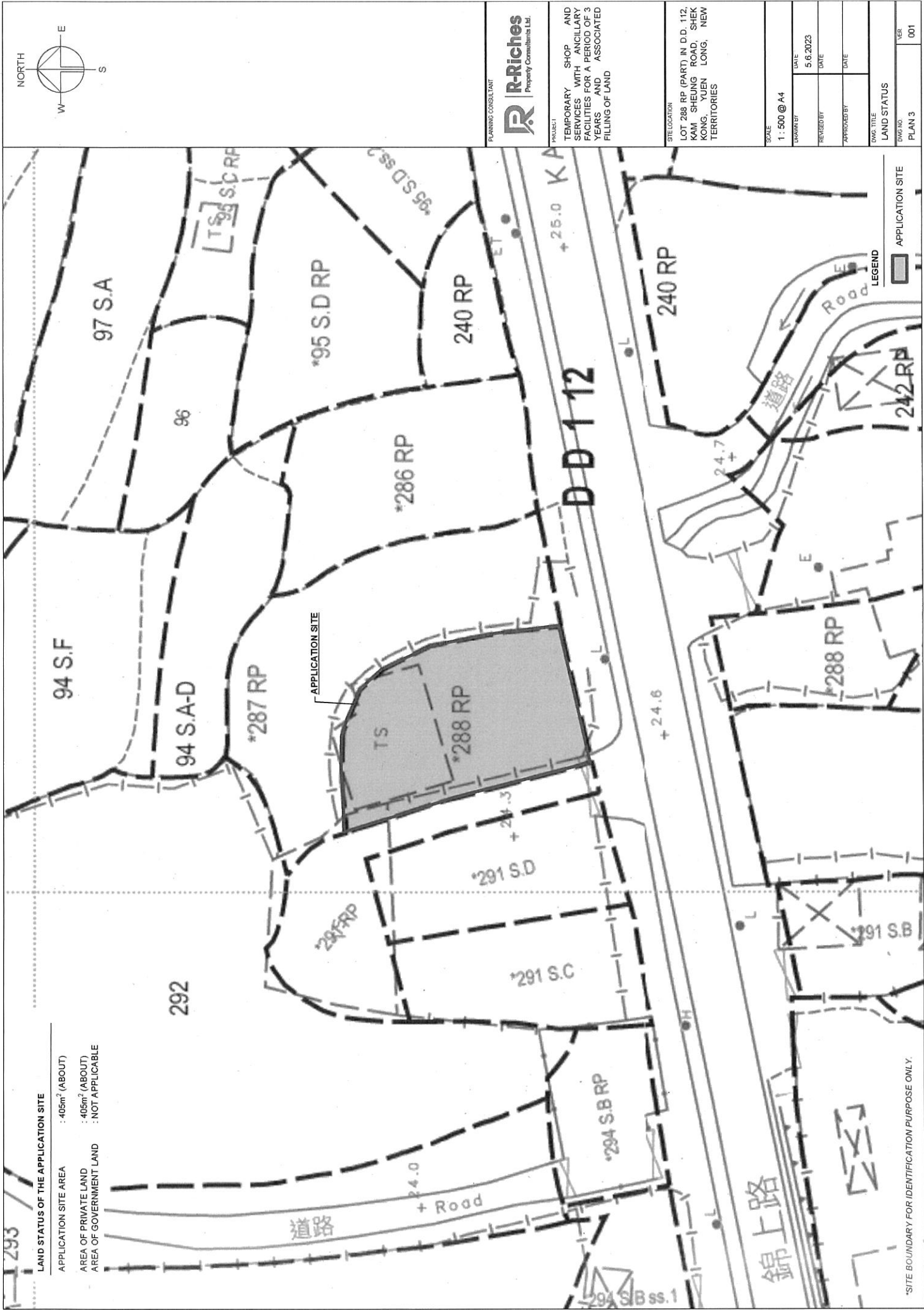
DWG NO.

PLAN 2

VER

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
TEMPORARY SHOP AND
SERVICES WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

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

SCALE 1: 500 @ A4	DATE 5.6.2023	DATE
DRAWN BY	REVIEWED BY	APPROVED BY

DWG. TITLE LAND STATUS	VER. 001
DWG. NO. PLAN 3	

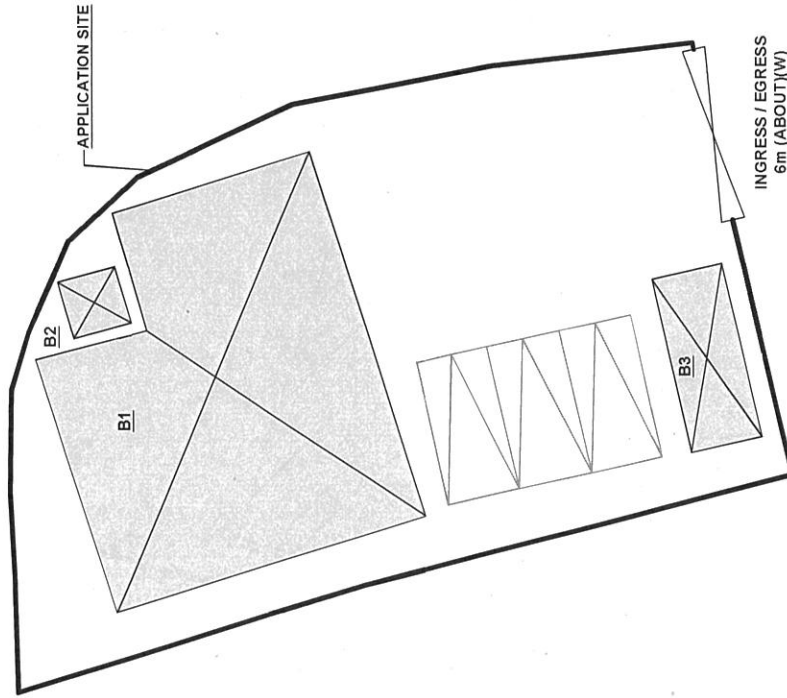
LAND STATUS OF THE APPLICATION SITE
APPLICATION SITE AREA : 405m² (ABOUT)
AREA OF PRIVATE LAND : 405m² (ABOUT)
AREA OF GOVERNMENT LAND : NOT APPLICABLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

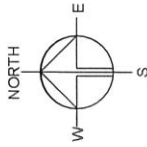
APPLICATION SITE AREA	: 405m ²	(ABOUT)
COVERED AREA	: 149m ²	(ABOUT)
UNCOVERED AREA	: 256m ²	(ABOUT)
PLOT RATIO	: 0.4	(ABOUT)
SITE COVERAGE	: 37%	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 149m ²	(ABOUT)
TOTAL GFA	: 149m ²	(ABOUT)
BUILDING HEIGHT	: 2.5m - 4m	(ABOUT)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

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)	



PARKING PROVISION

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



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

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

SCALE

1: 250 @ A4

DRAWN BY

DATE 5.6.2023

REVIEWED BY

DATE

APPROVED BY

DATE

DWG TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	PARKING SPACE
	INGRESS / EGRESS

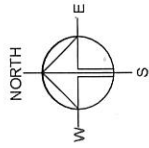
VER

001

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA COVERED BY STRUCTURE	: 405m ² (ABOUT) : 149m ² (ABOUT)
EXISTING FILLED AREA MATERIAL OF LAND FILLING PURPOSE OF LAND FILLING	: 405m ² (100%)(ABOUT) : CONCRETE : SITE FORMATION OF STRUCTURES CIRCULATION AND PARKING SPACES

*THE APPLICATION SITE HAS BEEN PAVED, NO FURTHER FILLING OF LAND IS REQUIRED TO FACILITATE THE PROPOSED DEVELOPMENT.



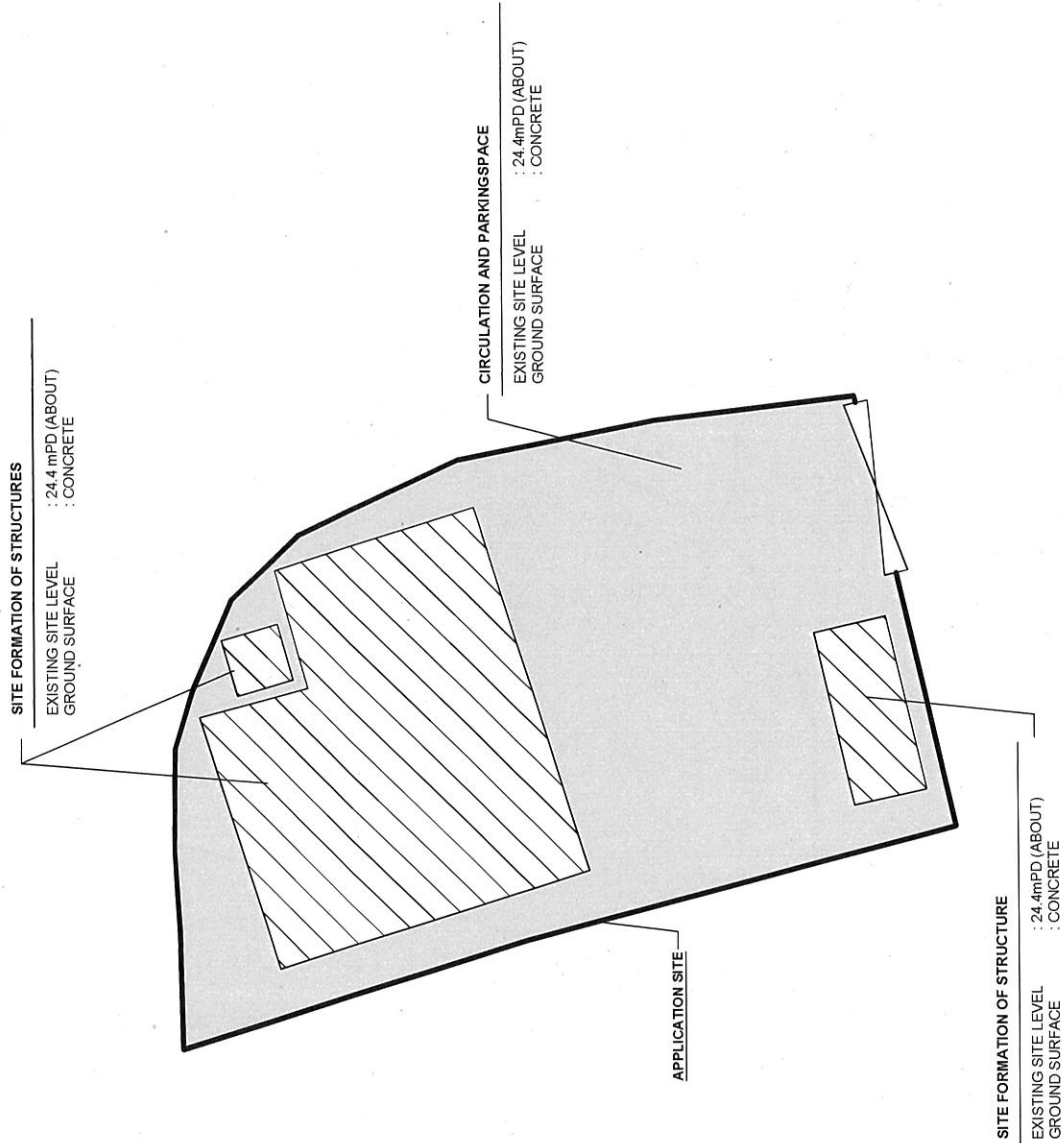
PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
TEMPORARY SHOP AND
SERVICES WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

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

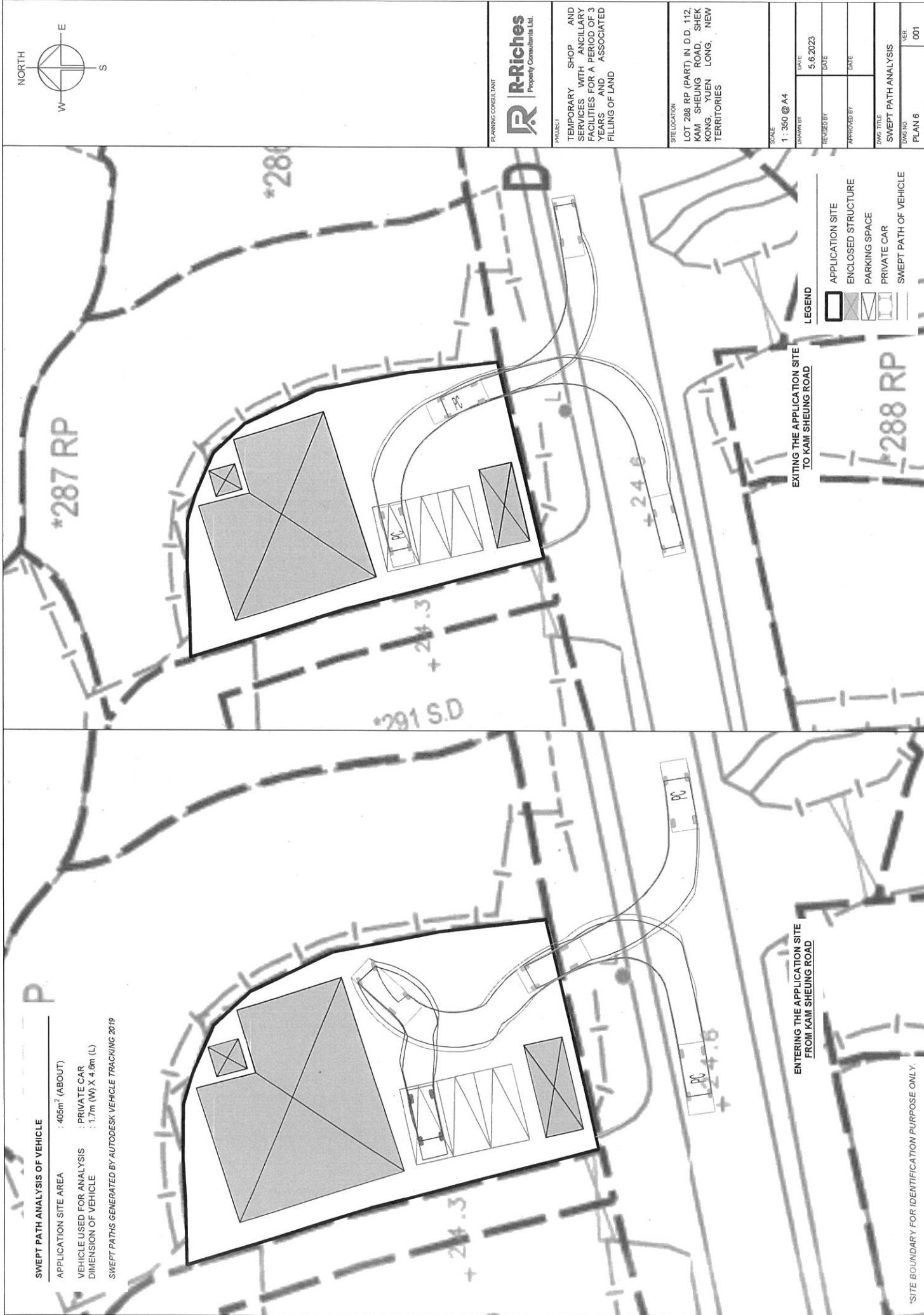
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DATE
5.6.2023
REVISED BY
DATE
APPROVED BY
DATE

DWG. TITLE
PAVED RATIO
DWG. NO.
PLAN 5
VER.
001



LEGEND

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



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TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

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

SCALE
1 : 350 @ A4

NAME BY	DATE
	5.6.2

EXPENSE BY	DATE
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APPROVED BY	DATE
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WG TITLE	SWEPT PATH ANALYSIS
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100

PLAN 6 001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

Appendix I
Run-in/out Proposal

Proposed Temporary Shop and Services with Ancillary
Facilities for a Period of 3 Years and Associated Filling
of Land at Lots 288 RP(Part) in D.D. 112, Kam Sheung
Road, Shek Kong, Yuen Long, New Territories

Date: 7 June 2023

1. Introduction

The Site for Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land at Lot 288 RP (Part) in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories.

1.1 The objective of this proposal are as follows:

- To review the existing run-in/out conditions
- To suggest the design of the run-in/out with reference to Highways Standard Drawings
- To demonstrate the procedures of construction in accordance with requirements of relevant Government guidelines/practices

2. Location of the Application Site and Existing Conditions of the Run In/Out

2.1 The Application Site is situated on the Northern side of Kam Sheung Road (**Appendix 1** shows the location of the Application Site).

2.2 The existing run-in/out is located at the Southern side of the Application Site, about 5 meters wide and is hard paved with concrete (Site Plan and Photos of the existing run-in/out in **Appendices 2 and 3** respectively).

3. The Proposal

3.1 The run-in/out will be constructed with concrete (Building Department's Practice Note for Authorized Persons and Registered Structural Engineers No. APP-144 ("the Practice Notes"): "Design and Construction of Run-in and Run-out on Public Road" specified that *"where the adjoining footpath is constructed of concrete, the run-in and run-out should also be constructed with concrete"*). The design of the run-in/out proposal will be in accordance with the latest version of Highway Standard Drawing No. 1113B and 1114A (**Appendices 4 and 5**). Care will be taken to ensure that the design and construction are appropriate in terms of safety and convenience to vehicular and pedestrian traffic.

3.2 To avoid damage of the adjoining pavement, saw-cut method will be adopted for the construction of the run-in/out and any damage to pavement by the construction activities outside the construction area will be re-instated and made good. As regards to the procedures for construction of run-in/out, the guidelines of the Practice Notes will be adopted as appropriate.

4. Construction Procedures

The following construction procedures will be adopted:

- (1) Checking with relevant authorities for the utilities services underneath the proposed run-in/out.
- (2) Excavation of the run-in/out after making arrangements for any utilities division.



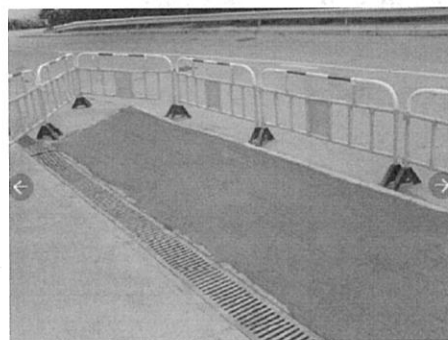
(3) Laying of Spare PVC Duck



(4) Concrete paving



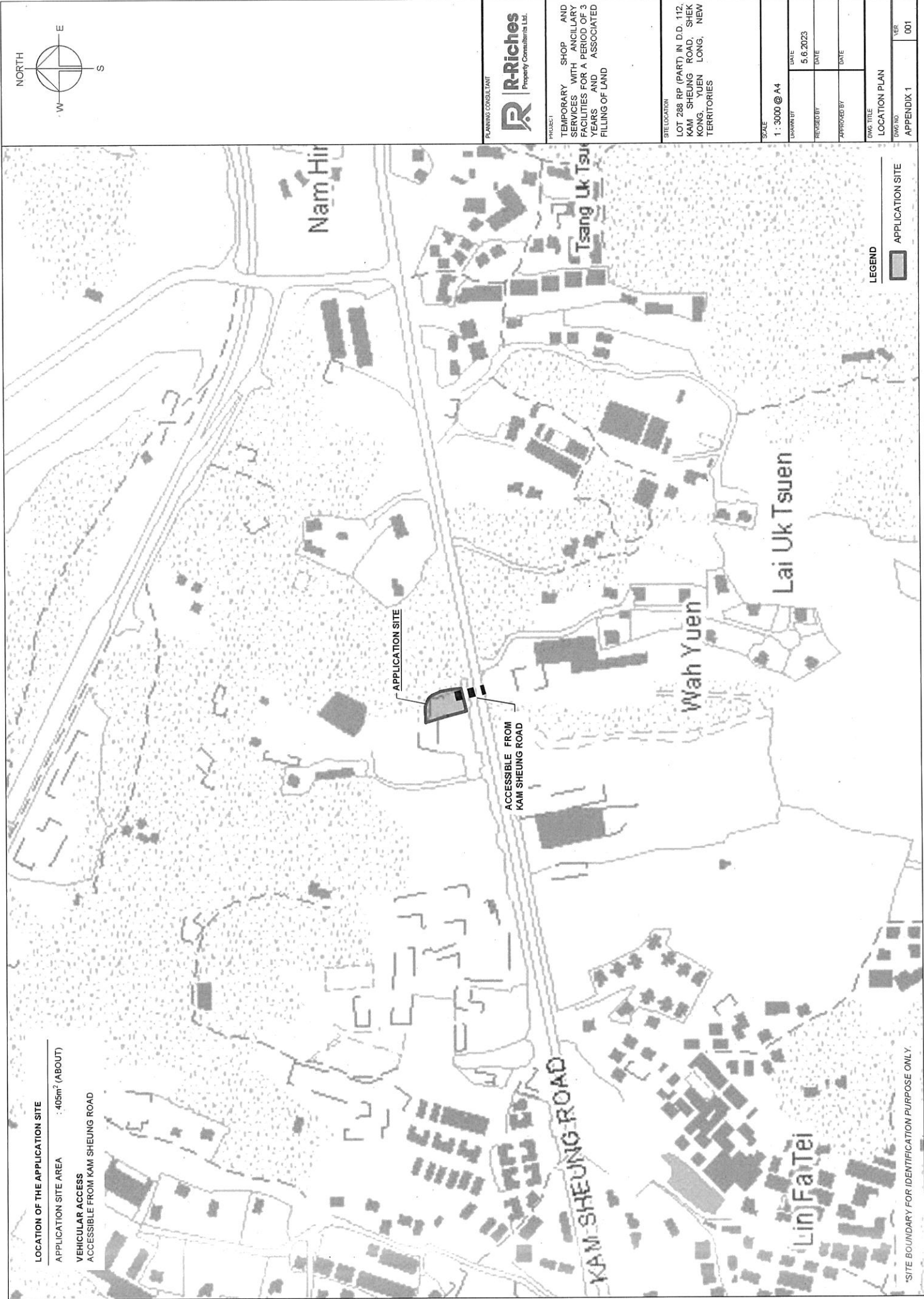
(5) Concrete paving



(6) Spare PVC ducts marked on the footway thus C↑D

5. Conclusion

The Applicant respectfully submits this run-in/out proposal and will commit to construct the run-in/out at the ingress/egress of the Application Site and ensure the design and construction process are appropriate in terms of safety. The Applicant will provide his best effort from hindering vehicular and pedestrian traffic adjoining the Application Site when carrying out maintenance work.





LAND STATUS OF THE APPLICATION SITE	
APPLICATION SITE AREA	: 405m ² (ABOUT)
AREA OF PRIVATE LAND	: 405m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE

PLANNING CONSULTANT



R-Riches
Property Consultants Ltd.

CONCLUSIONS

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

STATE LOCATION

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

SCALE
1 : 500 @ A4

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DATE:

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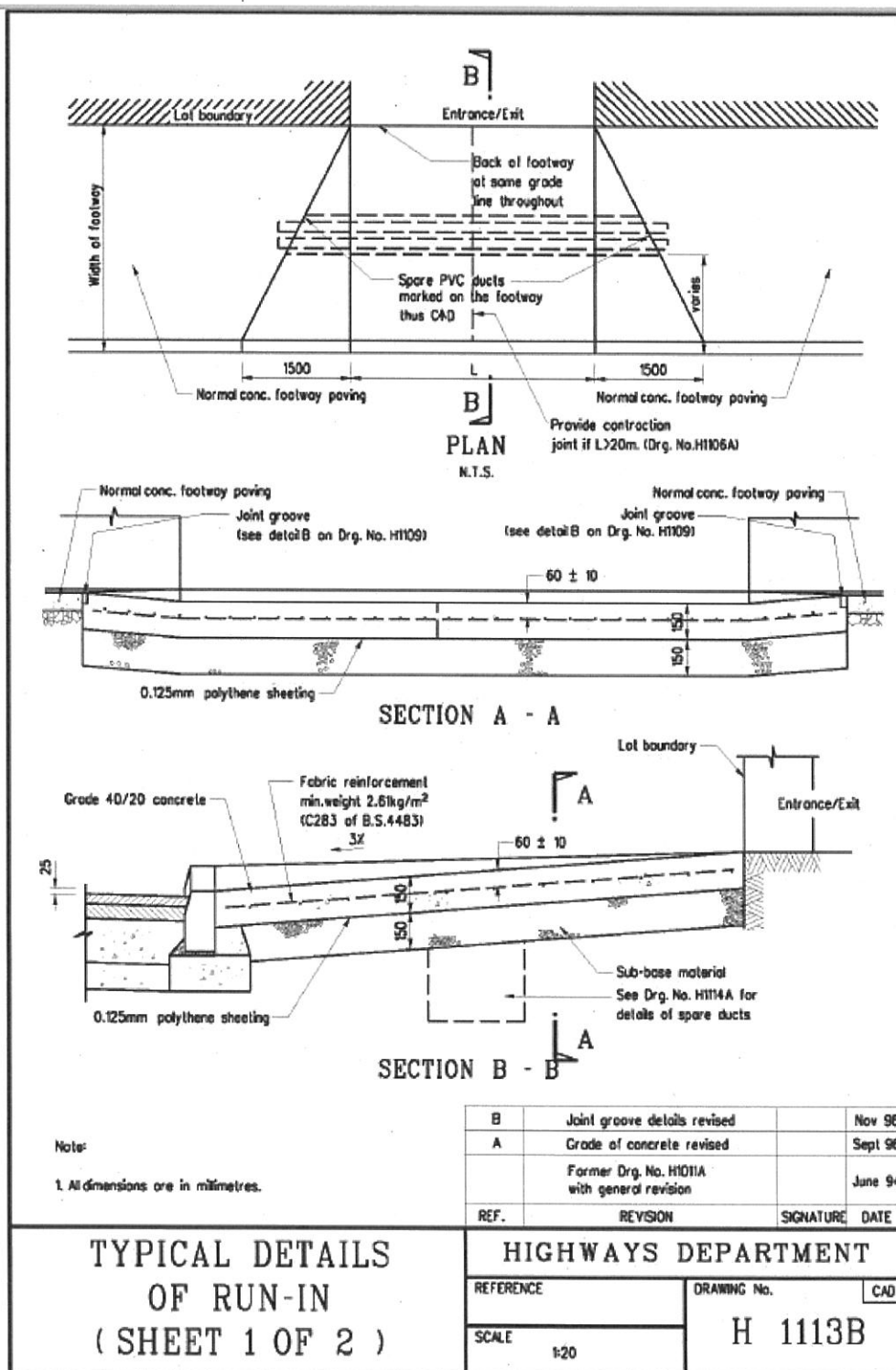
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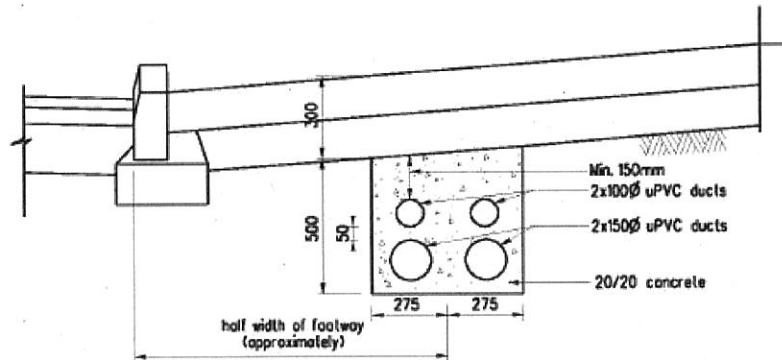


APPENDIX 3 PHOTO

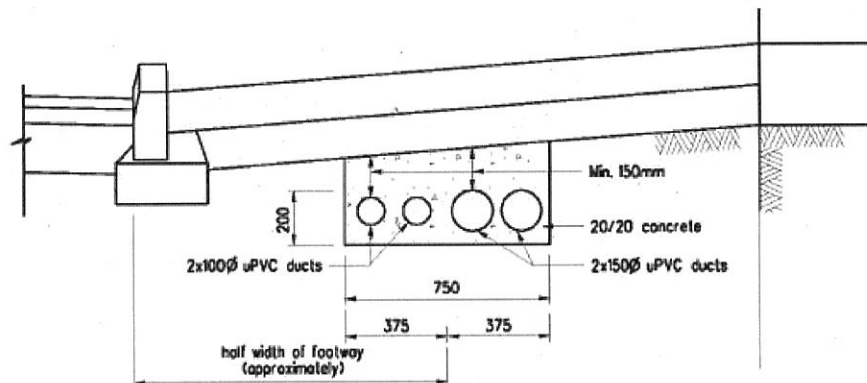
Appendix 4



Appendix 5



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

A	Concrete cover revised		Sept 96
	Former Drg. No. H1011A with general revision		June 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

SCALE
1:20

H 1114A

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	: 3
PARKING SPACE	
DIMENSION OF	: 5m (L) X 2.5m (W)
PARKING SPACE	

FIRE SERVICE INSTALLATIONS

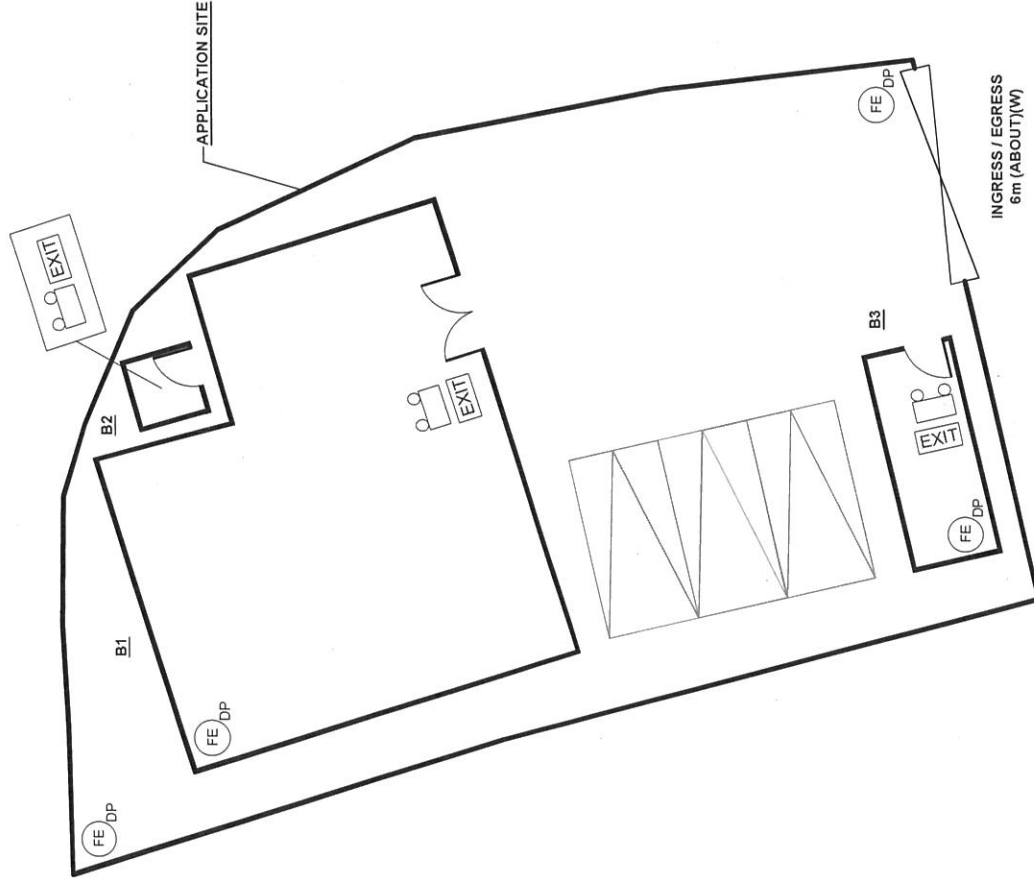
- 3 x EMERGENCY LIGHT
- 3 x EXIT SIGN
- 4 x 4 KG DRY POWER TYPE FIRE EXTINGUISHER

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.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

FIRE COMPARTMENT CALCULATION

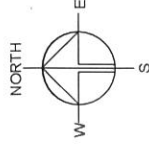
STRUCTURE	USE	SQ.M	BUILDING HEIGHT	CL.M
B1	SHOP AND SERVICES & OFFICE	130m ² (ABOUT)	4m (ABOUT)(1-STOREY)	520m ³ (ABOUT)
B2	PORTABLE TOILET	4m ² (ABOUT)	2.5m (ABOUT)(1-STOREY)	520m ³ (ABOUT)
B3	UTILITIES ROOM	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)	45m ³ (ABOUT)

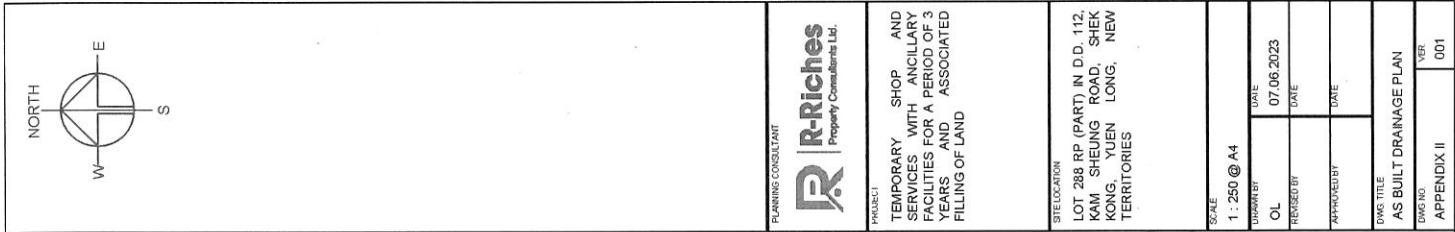


INGRESS / EGRESS
6m (ABOUT)(W)

LEGEND

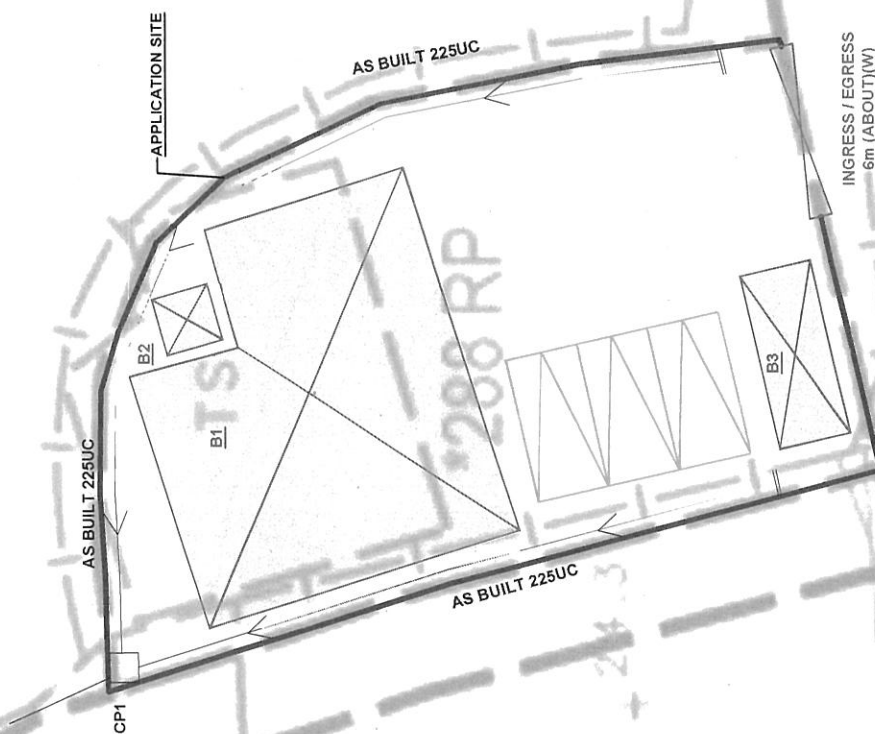
- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- PARKING SPACE
- INGRESS / EGRESS









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

DEVELOPMENT PARAMETERS	
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	: 49m ² (ABOUT)
TOTAL GFA	: 49m ² (ABOUT)
BUILDING HEIGHT	: 2.5m - 4m (ABOUT)
NO. OF STOREY	: 1



LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	PARKING SPACE
	INGRESS / EGRESS

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

Our Ref. : DD112 Lot 288
Your Ref. : TPB/A/YL-SK/348

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

By Email

9 October 2023

Dear Sir,

1st Further Information

**Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land 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/348)

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 Mr. Orpheus LEE at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner



Responses-to-Comments

**Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land 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/348)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (Contact Person: Mr. Phil CAI; Tel: 2399 2421)		
(a)	The applicant should explore to use the existing run-in/out next to the site before proposing an additional run-in/out;	The application site (the Site) is the subject of several previous S.16 planning applications (Nos. A/YL-SK/202, 216 and 318), which the latest application for the same use was approved by the Town Planning Board (the Board) in 2021. The ingress / egress of the Site has been used by the operators of the previous applications and is workable. Furthermore, as the existing run-in/out next to the Site falls within the adjacent private lot nos. 291 S.D and 291 RP in D.D. 112, hence, the use of the existing run-in/out next to the Site is not feasible due to ownership issue.
(b)	The site constraints next to the site should be taken into account including but not limited to the lamppost;	Noted. Due to the existing lamppost may be in conflict with the proposed run-in/out, the dimension of the ingress / egress of the Site has been revised (Plans 1 to 3).
(c)	The applicant should demonstrate the smooth manoeuvring of vehicle to / from Kam Sheung Road at the proposed run-in/out;	Sufficient space is provided for vehicles to smoothly manoeuvre within the Site and to / from Kam Sheung Road at the proposed run-in/out. Sufficient sightline is also provided at the proposed run-in/out to enhance road safety (Plans 2 and 3).
(d)	The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department.	Noted.

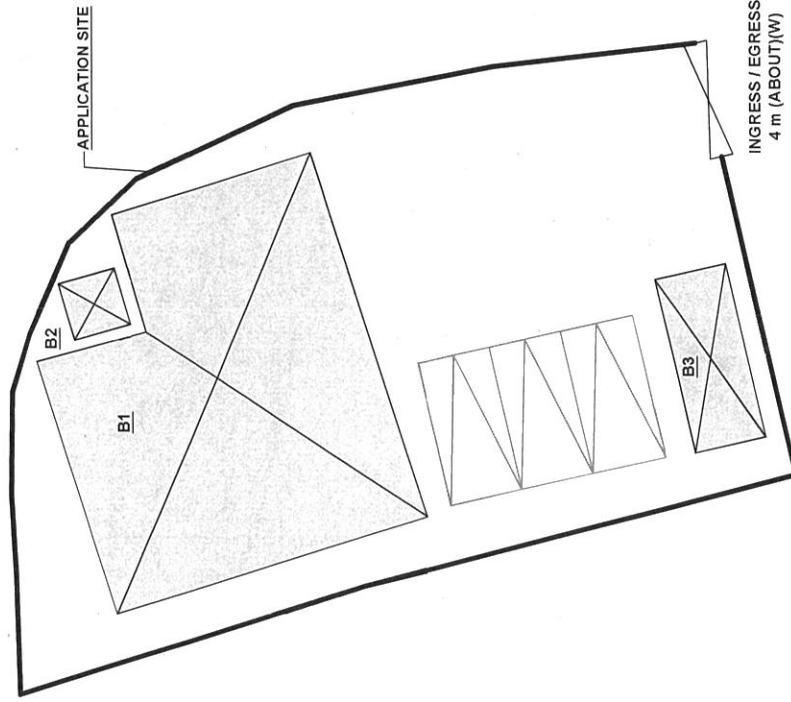
2. Comments of the Chief Highway Engineer/New Territories West, Highways Department (Contact Person: Ms. Tanya TSUI; Tel: 2762 3947)		
(a)	The proposed access arrangement of the application site should be commented and approved by TD;	Noted.
(b)	If the proposed run-in/out is agreed by TD, the applicant should provided the run-in/out at Kam Sheung Road to the satisfaction of TD and HyD and in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;	Noted. The design of the proposed run-in/out will be in accordance with the latest version of Highways Department Standard Drawing Nos. H1113C and H1114B (Plans 2 and 3).
(c)	Appendix I: Highway Standard Drawing No. 1113B and 1114A are outdated. Please refer to the latest version of Highways Standard Drawing;	
(d)	The applicant should provide drainage measures at the site access to properly intercept the surface water between those within the site and nearby public roads. Please ask the applicant to indicate such drainage measures on the layout plan for our review; and	Noted. The applicant will submit and implement the accepted drainage proposal to properly intercept the surface water between those within the Site and the nearby public roads, after planning permission has been granted from the Board.
(e)	Please remind the applicant to keep and submit relevant records such as photos of spare duct installation, records of concrete grade, records of supplier of concrete, kerb material, steel mesh, and compaction record, etc. in the future submission for compliance of implementation of run-in/out.	Noted.
3. Comments of the Director of Fire Services (Contact Person: Mr. WONG Ho-yin; Tel: 2733 7737)		
(a)	The standards and specifications of the proposed emergency lighting shall be revised as "BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021".	Noted. A revised fire service installations proposal is submitted for your consideration please (Plan 4).

(b)	However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.	
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DEVELOPMENT PARAMETERS

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)
TOTAL GFA	: 149m ²	(ABOUT)
BUILDING HEIGHT	: 2.5m - 4m	(ABOUT)
NO. OF STOREY	: 1	

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)	

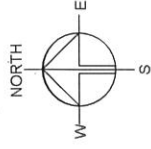


LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	PARKING SPACE
	INGRESS / EGRESS

PARKING PROVISION

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



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

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

SCALE

1: 250 @ A4

DRAWN BY

MN

DATE

5.6.2023

REVIEWED BY

MN

DATE

26.7.2023

APPROVED BY

DATE

DWG TITLE

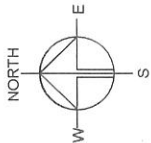
LAYOUT PLAN

DWG NO

PLAN 1

VER

001



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
TEMPORARY SHOP AND
SERVICES WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

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

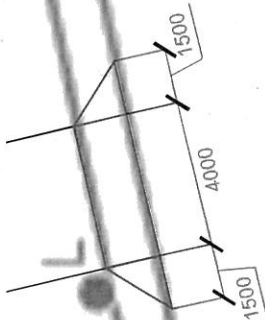
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DATE	26.7.2023
DESIGNED BY	MIN
REVIEWED BY	
APPROVED BY	

DWG. TITLE	RUN-IN/OUT / SIGHTLINE ASSE.
DWG. NO.	PLAN 2
USER	001

RUN-IN/OUT

THE DESIGN OF RUN-IN/OUT WILL BE IN
ACCORDANCE TO HIGHWAY STANDARD
DRAWING NOS. 1113C AND 1114B.

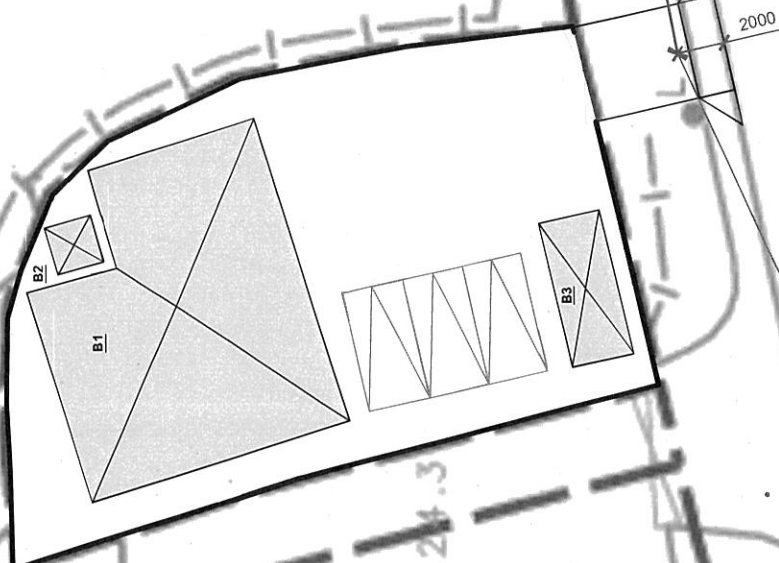


DIMENSION OF RUN-IN/OUT

SCALE: 1:200

SIGHTLINE ASSESSMENT

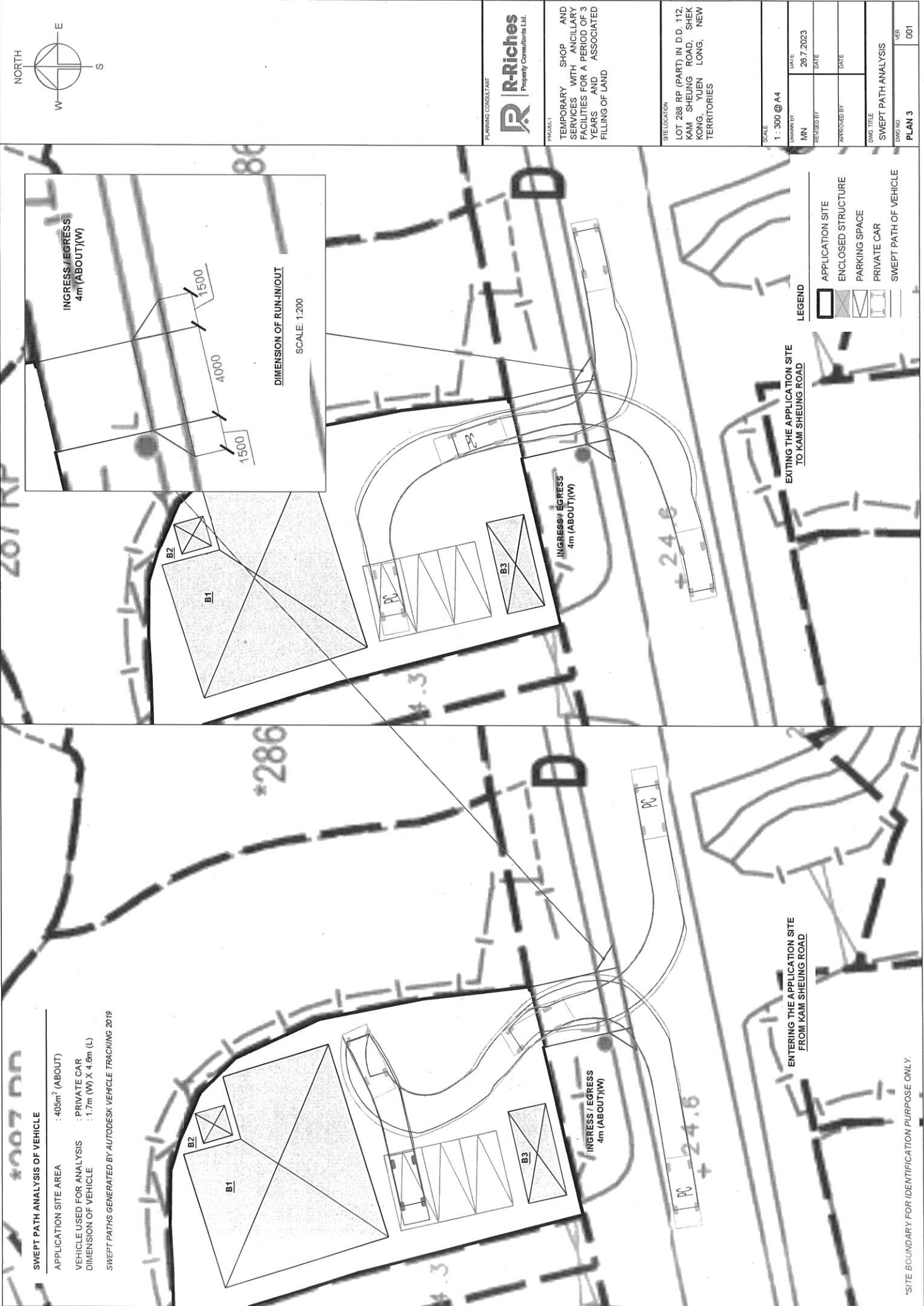
30m (ABOUT) CLEAR SIGHTLINE IS PROVIDED AT THE
INGRESS / EGRESS OF THE APPLICATION SITE.



LEGEND

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

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



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

INGRESS/EGRESS
4m (ABOUT)(W)

DIMENSION OF RUN-IN/OUT

SCALE: 1:200

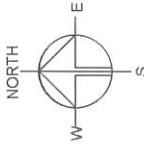
INGRESS/EGRESS
4m (ABOUT)(W)

INGRESS/EGRESS
4m (ABOUT)(W)

ENTERING THE APPLICATION SITE
FROM KAM SHEUNG ROAD

EXITING THE APPLICATION SITE
TO KAM SHEUNG ROAD

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



PLANNING CONSULTANT		PROJECT		SITE LOCATION		SCALE		DATE		DWG TITLE		DWG NO		VER	
R-Riches Property Consultants Ltd.		TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND		LOT 288 RP (PART) IN D.D. 112, KAM SHEUNG ROAD, SHEK KONG, YUEN LONG, NEW TERRITORIES		1:300 @ A4		28.7.2023		SWEPT PATH ANALYSIS		PLAN 3		001	
DRAWN BY		REVIEWED BY		APPROVED BY		DATE		DATE		DATE		DATE		DATE	

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

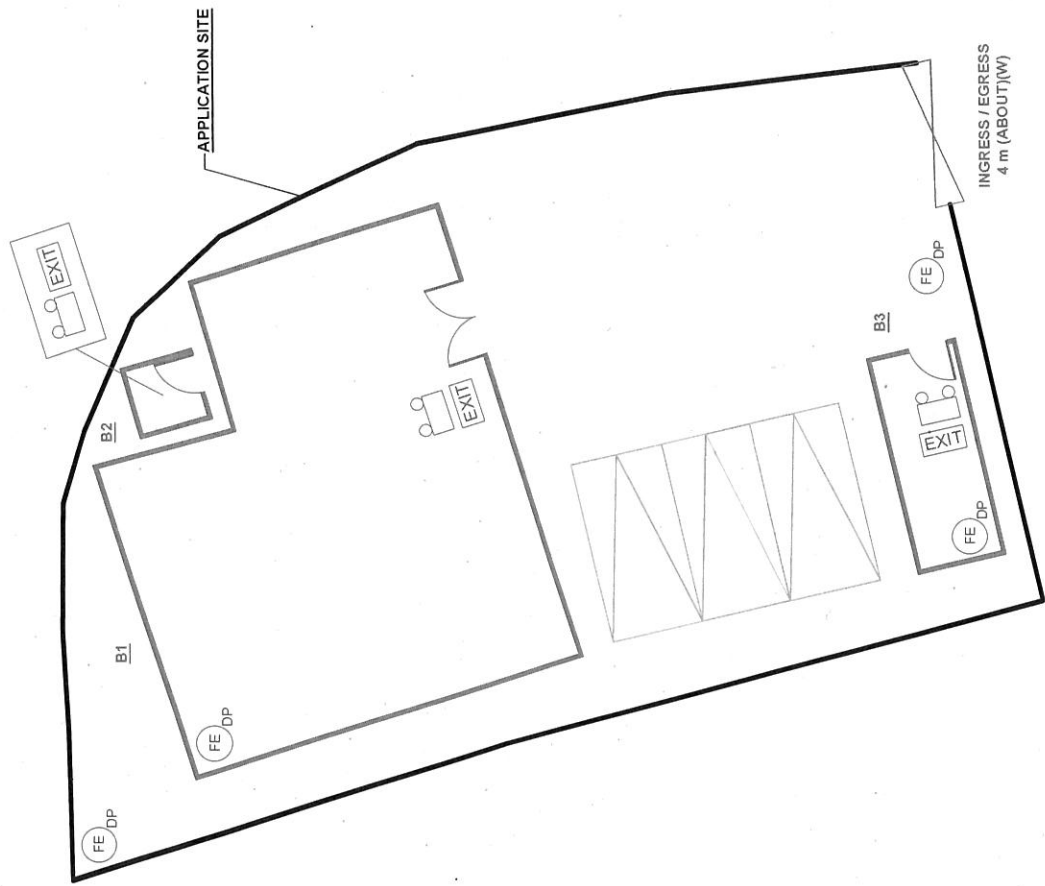
APPLICATION SITE AREA	: 405m ² (ABOUT)
COVERED AREA	: 199m ² (ABOUT)
UNCOVERED AREA	: 256m ² (ABOUT)
PLOT RATIO	: 0.4 (ABOUT)
SITE COVERAGE	: 37% (ABOUT)
NO. OF STRUCTURE	: 3
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 199m ² (ABOUT)
BUILDING HEIGHT	: 2.5m - 4m (ABOUT)
NO. OF STOREY	: 1

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

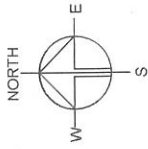
3 x EMERGENCY LIGHT
3 x EXIT SIGN
4 x 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021.
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5296: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
4. ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

STRUCTURE	USE	SQ.M	BUILDING HEIGHT	CUM
B1	SHOP AND SERVICES & OFFICE	130m ² (ABOUT)	4m (ABOUT)(1-STORY)	520m ³ (ABOUT)
B2	PORTABLE TOILET	4m ² (ABOUT)	2.5m (ABOUT)(1-STORY)	520m ³ (ABOUT)
B3	UTILITIES ROOM	15m ² (ABOUT)	3m (ABOUT)(1-STORY)	45m ³ (ABOUT)



APPLICATION SITE
STRUCTURE (ENCLOSED)
PARKING SPACE
INGRESS / EGRESS



PLANNING CONSULTANT



R-Riches
Property Consultants Ltd.

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

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

SCALE

1:200 @ A4

11/007-11

10 MAY 2010

10

REMOVED BY
1001

MIN

APPROVED BY

100

DWG. TITLE

FSIs PROPO:

DWG NO.

PLAN 4

Our Ref.: DD112 Lot 288
Your Ref.: TPB/A/YL-PH/921

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

By Email

1 December 2023

Dear Sir,

2nd Further Information

**Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land 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/348)

We are writing to submit further information to provide clarifications of the subject application, details are as follows:

- (i) The applicant will strictly follow the proposed scheme during the planning approval period. Furthermore, the applicant will also make submission for Short Term Waiver to the LandsD Department to facilitate the proposed scheme after planning permission has been obtained from the Town Planning Board.

Should you require more information regarding the application, please contact our Mr. Louis TSE at _____ or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Orpheus LEE
Planning and Development Consultant