

Similar s.16 Applications within “AGR” Zone of the Shek Kong OZP in the Vicinity of the Application Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1.	A/YL-SK/318	Temporary Shop and Services Use for a Period of 3 Years and Land Filling	26.11.2021 (Revoked on 25.6.2023)
2.	A/YL-SK/348	Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	8.12.2023

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot 624 S.A in D.D.112 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;
- there is an unauthorised structure on the private lot. The lot owner(s) should immediately rectify/apply for regularisation on the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
- if the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
- advisory comments as detailed in **Appendix IV**.

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, conditions should be stipulated requiring the applicant to submit a drainage proposal and to implement and maintain the drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

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; and
- advisory comments as detailed in **Appendix IV**.

4. Archaeological Aspect

Comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office of Development Bureau (CHE(AM), AMO of DEVB):

- no objection to the application from archaeological perspectives; and
- the Site is situated within the Shui Lau Tin Site of Archaeological Interest.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- there was no environmental complaint case concerning the Site received in the past three years; and
- advisory comments as detailed in **Appendix IV**.

6. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from landscape planning perspective;
- based on the aerial photo of 2022, the Site is located in an area of rural inland plains landscape character comprising vacant lands, farmlands, village houses, temporary structures, airfield and scattered tree groups. The proposed development is not incompatible to the surrounding landscape character; and
- according to site photos taken in July 2024, the Site is vacant. No existing tree is observed within the Site. Significant adverse impact on landscape resources within the Site arising from the proposed use is not anticipated.

7. 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.

8. Other Departments

The following government departments have no objection to/no adverse comment/no comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Commissioner for Transport (C for T);
- Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD (CE/RD 1-1, RDO, HyD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot. The application for the STW will be considered by the Government in the capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - the application site (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 the Lands Department. 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 Site is adjoining to a local access road which is not maintained by HyD. HyD shall not be responsible for the maintenance of the access road between the Site and Shek Kong Airfield Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval;
 - the applicant is also advised on the following points:
 - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - ii. the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans; and
 - the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;

- (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 Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office of Development Bureau (CHE(AM), AMO of DEVB) that:
- the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - 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;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - 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; and
- (i) 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, organising 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.

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

參考編號

Reference Number:

240719-163821-67095

提交限期

Deadline for submission:

23/07/2024

提交日期及時間

Date and time of submission:

19/07/2024 16:38:21

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-SK/377

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 鄧女士

意見詳情

Details of the Comment :

這地理位置不適合作以上用途，因地處於路口彎位，如果有建築物會嚴重阻住視線，車輛出入會做成危險!!因這位置早上會有垃圾車收集垃圾，而這位置會使垃圾車十分不便，早上和下午也有學生小巴出入是會和水流田村民出入會做影響。
另外這處以上申請作為地產商店合理嗎？作為村民意見見不適合沒有這須要，希望你們委員會把居民意見看看先，因為好多用心不良之人，卦羊頭買狗肉，希望你們多加留意這個案，我們村民十分感謝你們。謝謝



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

17th July, 2024.

By email only

Dear Sir/ Madam,

Proposed Temporary Shop and Services (Real Estate Agency)
for a Period of 3 Years
(A/YL-SK/377)

1. We refer to the captioned.
2. We urge the Board to investigate whether the nearby Village Type Development zone would still have space to accommodate the captioned use and whether the captioned, which is unlikely to be in line with the planning intention of Agriculture (AGR) zone, must be located in AGR zone.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



3

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240723-010801-12212

提交限期**Deadline for submission:**

23/07/2024

提交日期及時間**Date and time of submission:**

23/07/2024 01:08:01

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-SK/377

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. 蔡

意見詳情**Details of the Comment :**

本人就有關上述檔案A/YL-SK/377的申請擬議臨時商店及服務行業（地產代理）一事,提出的意見：此Lot No.624S.A. in D.D.112 正位於近水流田村的路口,如擬議臨時商店及地產代理,會興建成一座或甚至多於一座的建築物在上述地段上。因此，會大大影響及造成車輛駛入水流田的視線問題，並且會造成危害及傷亡的情況出現。就這點意見本人懇請貴署能認真地考慮及審批與否發出牌照給予上述的申請人。

4

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240723-024838-74436

提交限期**Deadline for submission:**

23/07/2024

提交日期及時間**Date and time of submission:**

23/07/2024 02:48:38

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-SK/377

「提意見人」姓名/名稱**Name of person making this comment:**

邱先生

意見詳情**Details of the Comment :**

本人乃居住於[REDACTED]，就此上述地段申請擬議臨時商店及服務行業（地產代理）一事，提出意見：

根據上述地段在城市規劃署申請的檔案號碼A/YL-SK/377 內之行政摘要要點：

3.2及3.5 在上述地段現時已有一個臨時構築物造成很嚴重阻礙外來車輛進出水流田村（唯一的出口）。再加上，上述地段與行車道路是雙連的，行車道路是一條單程路（沒有避車處），3.2及3.5 在上述地段現時已有一個臨時構築物造成很嚴重阻礙外來車輛進出水流田村（唯一的出口）。如在上述地段獲批准上述申請的檔案號碼A/YL-SK/377 之事項，這兩點已有充足理由會構成很嚴重危害及傷亡的情況發生。

同時，就水流田村已有一間村公所內有日常的需要品，可以提供村民快捷使利的服務。最後，本人及多位水流田村居民懇請貴署能宏觀考慮以上的意見，不要只顧他人的商業用途，而忽視存在有危險性的情況發生。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240723-111759-52872

提交限期**Deadline for submission:**

23/07/2024

提交日期及時間**Date and time of submission:**

23/07/2024 11:17:59

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-SK/377

「提意見人」姓名/名稱**Name of person making this comment:**

水流田居民

意見詳情**Details of the Comment :**

關於這申請有以下意見，這農地已為些規劃並不理想，些地方在轉角位入水流田村，而是單程路，有建築物會影響車輛出入安全，會影響司機視線，因每天有學校小巴出入，有車出入水流田村，而每天都有在這處收垃圾因為些處有垃圾收集處，此處改變上述用途極不理想，嚴重影響居民日常出入和日常生活，另外些處已非法填土高於民居等等，希望貴局了解居民意，多加考慮等，實在些處農地貴局多加留意。謝謝

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240723-130848-58306

提交限期**Deadline for submission:**

23/07/2024

提交日期及時間**Date and time of submission:**

23/07/2024 13:08:48

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-SK/377

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Chung wng ki

意見詳情**Details of the Comment :**

- 1.有關申請人提供之建築物位置有機會影響駕駛人士出入水流田村一帶的視線，因為現場一帶每天繁忙時間有一定數量的5.5噸貨車、村民車輛、送貨車輛等進入此路段，而此路段亦沒有提供適合的避車處，因受該處建築物影響視線而令出入車輛出現進退兩難局面，繼而影響村民之間嘅和諧！
- 2.而據現場所見，城規會並未批准此地方之發展，已經出現建築物，懷疑申請人已經先行動工，請城規會調查是否屬實
- 3.城規會於上述申請地點懸掛之諮詢通告，不知何故已經消失多日，恐怕未能充分給予附近居民多作了解及提出諮詢

2024年 6月 1 8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。

Appendix I of RNTPC
Paper No. A/YL-SK/377

This document is received on 2024-06-18
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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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

2401442

11/6

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/YC SK/377
	Date Received 收到日期	2024-06-18

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

創基發展公司 Chong Kee Development Company

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)

領嶠物業顧問有限公司 Top Planning 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)	新界元朗石崗丈量約份第112約地段第624號A分段(部分) Lot 624 S.A (Part) in D.D. 112, Shek Kong, Yuen Long N.T.
(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 202 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 36 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)	NIL 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	石崗分區計劃大綱核准圖編號 S/YL-SK/9 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	農業 Agriculture
(f) Current use(s) 現時用途	空置 (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 at28/05/2024..... (DD/MM/YYYY), this application involves a total of1..... "current land owner(s)".
根據土地註冊處截至2024..... 年5..... 月28..... 日的記錄，這宗申請共牽涉1..... 名「現行土地擁有人」。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of1..... "current land owner(s)".
已取得1..... 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)
1	Lot 624 S.A in D.D. 112, Shek Kong, Yuen Long N.T. 新界元朗石崗丈量約份第112約地段第624號A分段	29/5/2024

(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」[#]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 (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 (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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/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	擬議為期不超過三年的臨時商店及服務行業（地產代理） Proposed Temporary Shop and Services(Real Estate Agency) for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	166sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	36sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	N/Asq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	36sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	36sq.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) 構築物 B1：辦公室 (高度: 3.5米, 樓層: 1層)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	1
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
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	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 營運時間為星期一至六早上10時至晚上6時，星期日及公眾假期休息			
(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)) 可從石崗機場路經由一條小路前往	
	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)	
(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 type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 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 or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</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）。

請參考附件申請報告書

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


Jacky Wong



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

Manager

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 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

領嶠物業顧問有限公司 Top Planning 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

6/6/2024

(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	新界元朗石崗丈量約份第112約地段第624號A分段 (部分) Lot 624 S.A (Part) in D.D. 112, Shek Kong, Yuen Long N.T.
Site area 地盤面積	202 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	石崗分區計劃大綱核准圖編號 S/YL-SK/9 Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
Zoning 地帶	農業 Agriculture
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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	擬議為期不超過三年的臨時商店及服務行業 (地產代理) Proposed Temporary Shop and Services(Real Estate Agency) for a Period of 3 Years

(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
		Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
		Non-domestic 非住用	36 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.18 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	N/A	
		Non-domestic 非住用	1	
(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
			N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
		Non-domestic 非住用	3.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv)	Site coverage 上蓋面積	18 % <input checked="" type="checkbox"/> About 約		
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
		Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) N/A		1 0 0 0 0
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
		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		0 0 0 0 0

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"/>
Land status plan, Access plan, Outline zoning plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

行政摘要

根據《城市規劃條例》(第 131 章) 第 16 條遞交的許可申請擬議在

新界元朗石崗丈量約份第 112 約地段第 624 號 A 分段 (部分)

作臨時商店及服務行業 (地產代理) (為期 3 年)

1. 本擬議申請臨時店及服務行業 (地產代理) (為期3年)，座落於石崗分區計劃大綱核准圖編號 S/YL-SK/9上的「農業」地帶。根據該大綱圖的註釋，「商店及服務行業」不屬「農業」地帶內的第一欄或第二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。
2. 本擬議發展的地盤面積為約202平方米，總樓面面積為約36平方米，為1個樓高一層 (高度不超過3.5米) 的辦公室，用作地產代理。申請地點設有1個訪客停車位 (2.5米 x 5米) 供訪客使用，並沒有上落貨需要。擬議發展的營運時間為星期一至六早上10時至下午6時 (星期日及公眾假期休息)。
3. 規劃申請理據如下：
 - 3.1 本擬議發展為臨時性質，因此不會影響申請地點長遠規劃的發展；
 - 3.2 本擬議發展在申地點上只會設有1個臨時構築物，並不涉及大型工程及填土工程；
 - 3.3 本擬議發展附近有大量住宅及土地，商店及服務行業 (地產代理) 能提供快捷服務給居民；
 - 3.4 本擬議發展與周邊土地用途兼容；
 - 3.5 本擬議發展不會對附近地方構成不良的交通、環境及排水影響；
 - 3.6 石崗分區計劃大綱核准圖編號 S/YL-SK/9的「農業」地帶已有類近規劃許可申請獲得批准：A/YL-SK/202、A/YL-SK/216、A/YL-SK/318、A/YL-SK/348。
4. 根據以上各點，申請人懇請城市規劃委員會寬大批准新界元朗石崗丈量約份第112約地段第624號A分段 (部分) 作臨時商店及服務行業 (地產代理) (為期3年)。

申請報告書

1. 背景

1.1 本擬議申請地點位於新界元朗石崗丈量約份第112約地段第624號A分段（部分），現根據城市規劃條例第16條在上述地點向城市規劃委員會作出規劃許可申請擬議臨時商店及服務行業（地產代理）（為期3年）。

1.2 本擬議臨時商店及服務行業（地產代理）申請主要為申請地點附近的住宅及土地提供地產代理服務，提供快捷便利服務給居民。

2. 擬議發展細節

2.1 本擬議發展的地盤面積為約 202 平方米，總樓面面積為約 36 平方米，全部為非住用構築物，構築物樓高不多於一層而高度不超過 3.5 米，上蓋面積為 18%，地積比率為 18%，是次申請不涉及填土工程。整個範圍內只有 1 個樓高一層（高度不超過 3.5 米），總樓面面積為約 36 平方米的辦公室，用作地產代理之用。擬議發展的營運時間為星期一至六早上 10 時至下午 6 時（星期日及公眾假期休息），場內的工作人員約 1-2 人，他們只會在營業時間內工作。

2.2 本擬議申請地點可從石崗機場路經由一條小路前往，申請場內出入閘口闊度為 6 米，只設有一個訪客私家車車位，面積為 2.5 米 x 5 米，預計每日訪客不多過 8 人。由於是作為商店及服務行業（地產代理），因此不會有上落客貨車位置。

車輛流量預算表			
時間	入	出	每小時車輛入出次數
10:00-11:00	0	0	0
11:00-12:00	1	1	2
12:00-13:00	0	0	0
13:00-14:00	0	0	0
14:00-15:00	1	1	2
15:00-16:00	1	1	2
16:00-17:00	1	1	2
17:00-18:00	1	1	2

3. 規劃背景

3.1 本擬議申請座落於石崗分區計劃大綱核准圖編號 S/YL-SK/9上的「農業」地帶。根據該大綱圖的註釋，「商店及服務行業」不屬「農業」地帶內的第一欄或第二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

3.2 參照規劃署記錄，石崗分區計劃大綱核准圖編號 S/YL-SK/9的「農業」有4個類近規劃申請個案獲得批准：

個案編號	申請用途	獲批會議日期
A/YL-SK/202	擬議臨時商店及服務行業（地產代理）（為期3年）	17/10/2014
A/YL-SK/216	臨時商店及服務行業（地產代理）（為期3年）	15/07/2016
A/YL-SK/318	擬議臨時商店及服務行業（為期3年）及填土工程	26/11/2021
A/YL-SK/348	臨時商店及服務行業連附屬設施（為期三年），以及進行相關的填土工程	11/08/2023

4. 規劃申請理據

- 4.1 本擬議發展為臨時性質，因此不會影響申請地點長遠規劃的發展；
- 4.2 本擬議發展在申地點上只會設有1個臨時構築物，並不涉及大型工程及填土工程；
- 4.3 本擬議發展附近有大量住宅及土地，商店及服務行業（地產代理）能提供快捷服務給居民；
- 4.4 本擬議發展與周邊土地用途及環境兼容；
- 4.5 本擬議發展不會對附近地方構成不良的交通、環境及排水影響；
- 4.6 石崗分區計劃大綱核准圖編號 S/YL-SK/9的「農業」地帶已有類近規劃許可申請獲得批准：A/YL-SK/202、A/YL-SK/216、A/YL-SK/318、A/YL-SK/348。

5. 總結

- 5.1 本擬議發展為臨時性質，只是作為商店及服務行業（地產代理），與周邊土地用途及環境兼容，不會對生態及環境帶來負面影響，若此申請獲得批准後，有關構築物亦會向地政署申請短期豁免書，相關消防裝置、排水設施及一切附帶條件會嚴格遵守及履行。
- 5.2 根據以上各點，申請人懇請城市規劃委員會寬大批准新界元朗石崗丈量約份第112約地段第624號A分段（部分）作臨時商店及服務行業（地產代理）（為期3年）。

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 202 m² (ABOUT)
AREA OF PRIVATE LAND : 202 m² (ABOUT)
AREA OF GOVERNMENT LAND : N/A



PROJECT
PROPOSED TEMPORARY SHOP
AND SERVICES (REAL ESTATE
AGENCY) FOR A PERIOD OF 3
YEARS

SITE LOCATION
LOT 624 S.A IN D.D. 112, YUEN
LONG, NEW TERRORIES

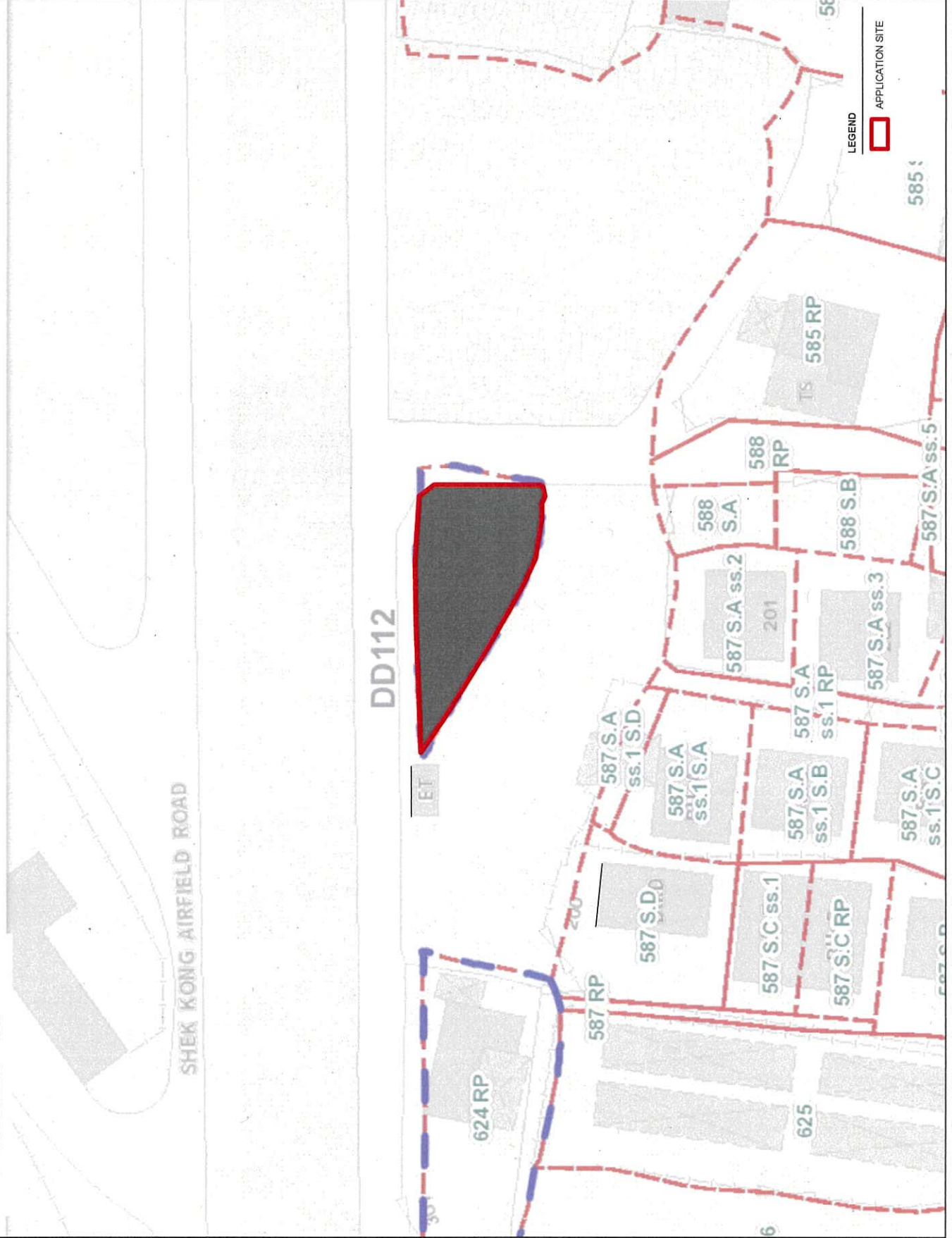
SCALE
1 : 500 @ A4

DRAWING TITLE
LAND STATUS

DRAWN BY
J.W
DATE
4.6.2024

REVISED BY
DATE
APPROVED BY
DATE

PLAN 1
A-1

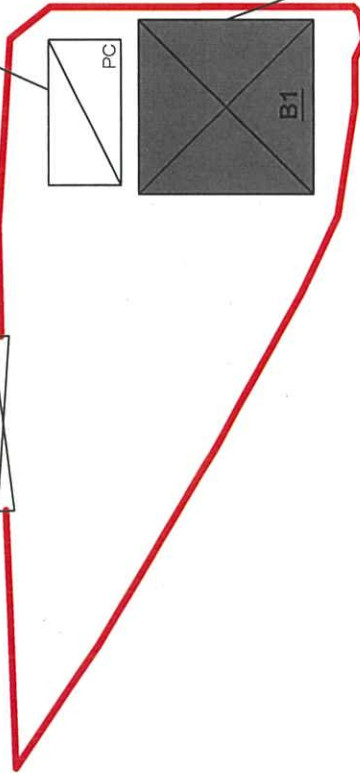


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 202 m ²	(ABOUT)
COVERED AREA	: 36 m ²	(ABOUT)
UNCOVERED AREA	: 166 m ²	(ABOUT)
PLOT RATIO	: 0.18	(ABOUT)
SITE COVERAGE	: 18%	(ABOUT)
NO. OF STRUCTURE	: 1	(ABOUT)
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 36 m ²	(ABOUT)
TOTAL GFA	: 36 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 m	(ABOUT)
NO. OF STOREY	: 1	(ABOUT)

VEHICLE PARK(Private Car)
USE : VISITOR PARKING
DIMENSION : 2.5m x 5m
No. OF PARKING : 1

INGRESS / EGRESS
6m (ABOUT)



STRUCTURE B1
USE : REAL ESTATE AGENCY OFFICE
AREA : 36m²(ABOUT)
HEIGHT : 3.5m
STOREY : 1
GFA : 36m²(ABOUT)

LEGEND

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



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES (REAL ESTATE
AGENCY) FOR A PERIOD OF 3
YEARS

SITE LOCATION

LOT 624 S.A IN D.D. 112, YUEN
LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWING TITLE

LAYOUT PLAN

DRAWN BY

J.W

DATE

4.6.2024

REVIEWED BY

DATE

APPROVED BY

DATE

DWG NO.

PLAN 2

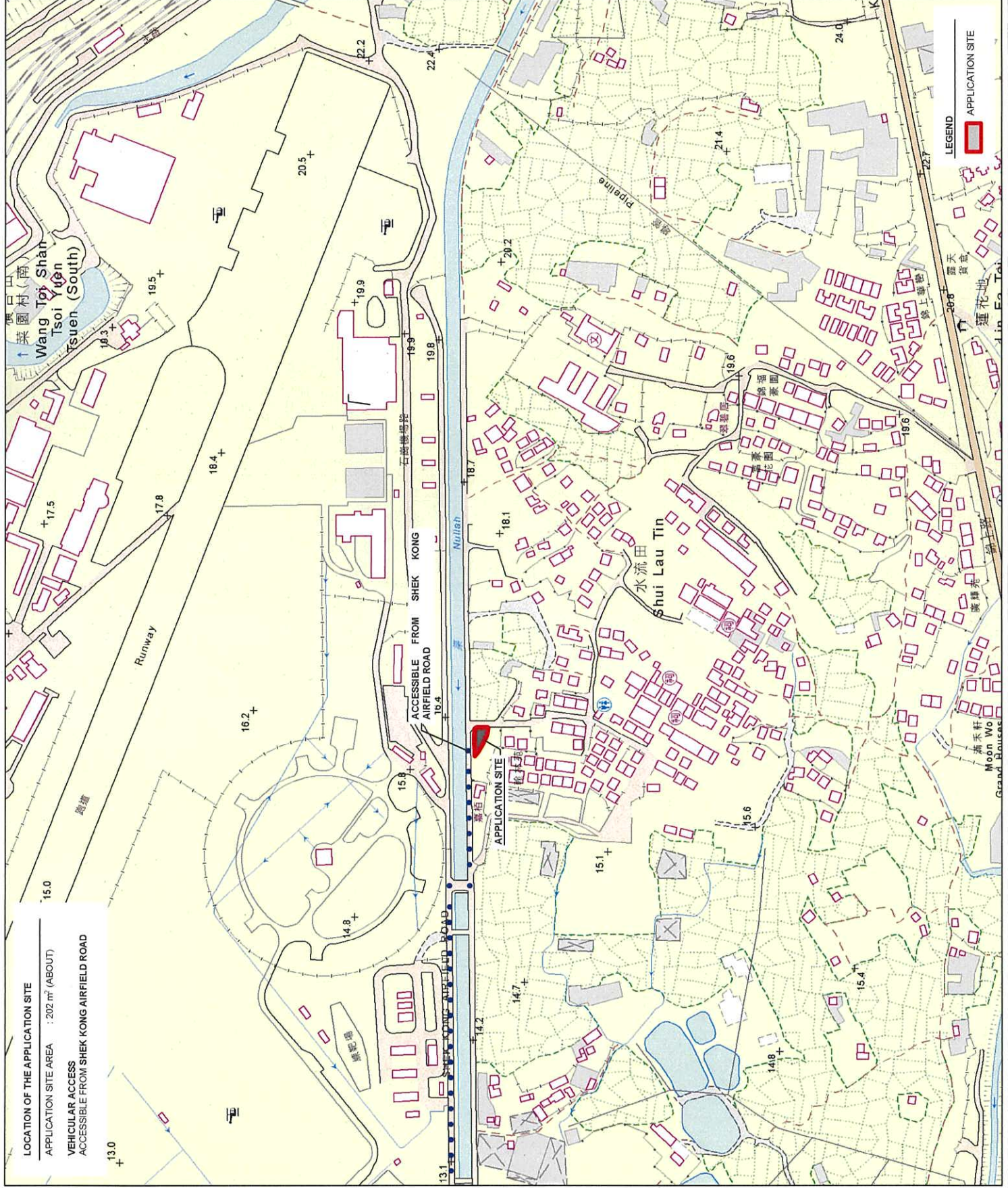
VER

A-1

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 202 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM SHEK KONG AIRFIELD ROAD



PROJECT
PROPOSED TEMPORARY SHOP
AND SERVICES (REAL ESTATE
AGENCY) FOR A PERIOD OF 3
YEARS

SITE LOCATION
LOT 624 S.A IN D.D. 112, YUEN
LONG, NEW TERRITORIES

SCALE
1 : 2000 @ A4

DRAWING TITLE
ACCESS PLAN

DRAWN BY
J.W
DATE
4.6.2024

REVISED BY
DATE
APPROVED BY
DATE

PLAN 3
A-1

LEGEND
APPLICATION SITE



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES (REAL ESTATE
AGENCY) FOR A PERIOD OF 3
YEARS

SITE LOCATION

LOT 624 SA IN D.D. 112, YUEN
LONG, NEW TERRITORIES

SCALE

NOT TO SCALE

DRAWING TITLE

OUTLINE ZONING PLAN

DRAWN BY

J.W

DATE

7.6.2024

REVISED BY

DATE

APPROVED BY

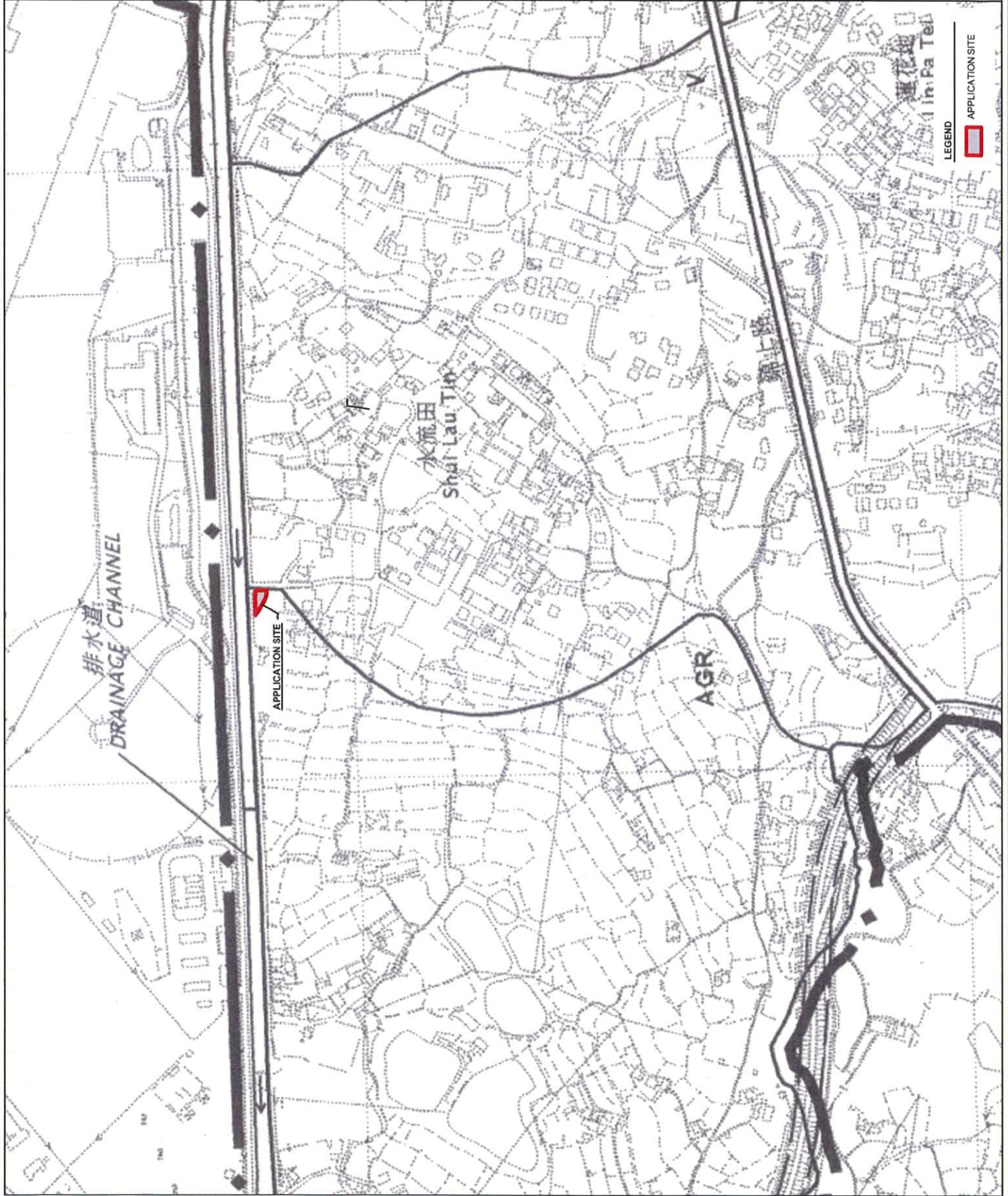
DATE

DWG NO.

PLAN 4

VER.

A-1



LEGEND

APPLICATION SITE

Sent: 2024-08-02 星期五 17:13:13
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 有關 A/YL-SK/377 部門及公眾意見回覆
Attachment: SK377 部門及公眾意見回覆_20240801.pdf; Proposed Drainage Plan_DD112_624SA_20240730.pdf

敬啟者,

有關 A/YL-SK/377 部門及公眾意見回覆可見附件，此電郵取代 7 月 30 日下午 2 時之電郵。

如有任何查詢，可隨時與本人聯絡。

黃先生

部門及公眾意見回覆

土地狀況

1. 申請地點在 2005 年之前，即在石崗分區計劃大綱草圖編號 S/YL-SK/7 修訂前已作平整，因此是次申請不涉及填土工程。
2. 有關規劃許可申請獲得批准後，申請地點會以鐵絲網作為圍欄。

地政署

1. 申請人知悉現場有臨時電錶櫃及違例構築物，在有關規劃許可申請獲得批准後，申請人會將違例構築物移除並就間隔圖的擬議臨時構築物向地政署申請短期豁免書，並將電錶安裝回有短期豁免書的臨時構築物內。

古物古蹟辦事處

1. 有關規劃許可申請獲得批准後，申請地點會有一項挖土工程（用作履行落實排水建議的附帶條件），預計闊度及深度不多於 350 毫米（見附件 PLAN4），除此之外並不會有其他挖土工程。

公眾意見

1. 用途方面意見，申請地點在 2005 年之前早已荒廢並平整作停泊車輛之用，有關規劃許可申請可就現狀更充分利用土地。在申請地點南面有一個由農業用途改劃做新界小型屋宇的屋群，可見鄉村式發展用地更缺乏。
2. 交通方面意見，申請人因顧及道路使用者，所以沒有按照地界範圍作出申請，並沒有減少現有道路闊度，而且有關擬議臨時構築在靠後位置，距離道路出入口約 7 米，有足夠視線距離，同時申請人承諾申請地點會以鐵絲網作為圍欄，並不會影響司機行車時的視線。

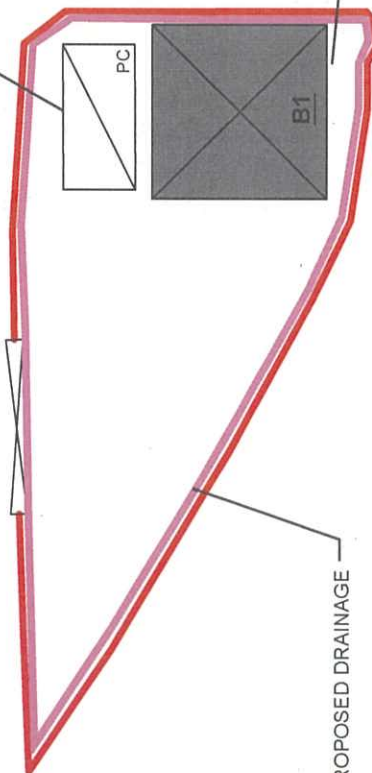
DEVELOPMENT PARAMETERS

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USE : VISITOR PARKING
 DIMENSION : 2.5m x 5m
 No. OF PARKING : 1

INGRESS / EGRESS
 6m (ABOUT)



STRUCTURE B1

USE : REAL ESTATE AGENCY OFFICE
 AREA : 36m²(ABOUT)
 HEIGHT : 3.5m
 STOREY : 1
 GFA : 36m²(ABOUT)

LEGEND

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



PROJECT

PROPOSED TEMPORARY SHOP
 AND SERVICES (REAL ESTATE
 AGENCY) FOR A PERIOD OF 3
 YEARS

REFERENCE

LOT 624 S.A IN D.D. 112, YUEN
 LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWING TITLE

PROPOSED DRAINAGE PLAN

DRAWN BY

J.W

DATE

30.07.2024

REVIEWED BY

DATE

APPROVED BY

DATE

DWG NO

PLAN 4

VER

A-1

