

Previous s.16 Application covering the Application Site

Approved Application

| | <u>Application No.</u> | <u>Use / Development</u> | <u>Date of Consideration</u> |
|---|-------------------------------|--|--|
| 1 | A/YL-SK/293 | Proposed Temporary Shop and Services for a Period of 5 Years | 4.12.2020 [revoked on 4.8.2024] |

Government Departments' General Comments

1. Traffic

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

- no adverse comment from traffic engineering perspective considering that there is neither parking provision or vehicular access to the Sites and the induced traffic impact is minimal;

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

- no adverse comment on the application from highway maintenance perspective.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no substantiated environmental complaint received against the Sites in the past three years.

3. Landscape

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

- the Sites fall within “Village Type Development” zone, which is a non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated.

4. 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 revised 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.

5. **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.

6. **Building Matters**

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

- no objection to the application.

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**:

- 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 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 applied use with the concerned owner(s);
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (c) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Short Term Waiver (STW) holders will need to apply to this office for modification of the STWs conditions where appropriate. The application (s) for STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STWs, 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - it is noted that 3 structures are proposed in the application. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Building Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the application site is considered as two separate sites and each of them shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - both of the two sites do 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 the 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 application site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings 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;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
- the Sites are connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- it is noted that the Sites are accessible from Kam Sheung Road by walking and are not vehicular accessible. The application is approved on the understanding that there is and will be no vehicular access to/ from the Sites;
 - HyD shall not be responsible for the maintenance of any access connecting the application sites and Kam Sheung Road; and
 - adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains;
- (g) to note the comment of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- with regard to the submitted drainage proposal, he has the following comments:
 - (i) please review and show the catchment areas in the submission;
 - (ii) U-channel has not been provide at the northern side of the Lot No. 785 S.A. Please demonstrate how the overland flow from the above area of the Site could be properly intercepted and discharged;
 - (iii) the C.L and I.L of U-channels starting points should be given;
 - (iv) for ease of reference, please include a drainage schedule in the submission;
 - (v) please indicate clearly the fill alignment of the existing 350mm U-channel from the application sites all the way down to the ultimate discharge point (e.g. a well-established stream course / public drainage system);
 - (vi) please demonstrate with hydraulic calculation to justify that the existing 350 U-channel is able to cater for the additional runoff discharged from the concerned catchment areas;

- (vii) according to the proposed U-channel showed in the cross sections, please ensure that the proposed and as-constructed development would not obstruct any overland flow from Lot Nos. 781 and 782;
 - (viii) please confirm whether walls or hoarding are erected or laid along the site boundary and advise the size of opening and distant between the opening in the submission;
 - (ix) please show walls in cross sections, as necessary;
 - (x) rainfall intensity of 343.74mm/hr is adopted for the calculation, please show the calculation details in the submission;
 - (xi) the I.L. of CP9 is incorrect. Please check and revise;
 - (xii) the gradients of U-channels between CP1 to CP3 are incorrect. Please check and revise;
 - (xiii) please take into account of the rainfall increase due to climate change, as stipulated in Stormwater Drainage Manual Corrigendum No. 1/2022 for the design calculation;
 - (xiv) updated storm constants as stipulated in the Stormwater Drainage Manual Corrigendum No. 1/2024 (25 March 2024) should be used for the calculation; and
 - (xv) please provide connection details of proposed U-channel at discharge point. Cross section showing all C.L. and I.L and bottom level details are required;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- with regard to the submitted Fire Services Installations (FSIs) proposal, he has the following comments:
 - (i) The standards and specification of the proposed emergency lighting shall be revised to 'BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021'; and
 - (ii) The standards and specification of the proposed directional and exit signs shall be provided in accordance with BS 5266-1:2016 and the FSD Circular Letter No. 5/2008;
 - the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

(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; and

(j) to note the comments of the Director of Environmental Protection (DEP) that:

- the applicant should follow the relevant mitigation measures and requirements in the latest ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department to minimise any potential environmental nuisances.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-08-12 星期一 04:30:26
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-SK/382 DD 114 Sheung Tsuen

A/YL-SK/382

Lots 783, 785 S.A and 785 RP in D.D.114, Sheung Tsuen, Shek Kong

Site area: About 240sq.m

Zoning: "VTD"

Applied use: Real Estate Agency / **5 Years**

Dear TPB Members,

Strong Objections. Application 293 was approved in DEC 2020 but to date conditions have not been complied with.

This is Hong Kong, we are told that it is now a haven of law-abiding citizens.

So why is failure to fulfil conditions not regarded as a serious issue?

Members have a duty to enquire into the matter and how failure to fulfil conditions can impact the safety of local residents.

Applications should be rejected.

Mary Mulvihill

2024年 7月 1 2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/382

This document is received on 2024 -07- 12
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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) **Construction of “New Territories Exempted House(s)”;
興建「新界豁免管制屋宇」;**
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in
rural areas or Regulated Areas; and
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;及**
- (iii) **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的臨時用途或發展的許可續期**

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

2401586

3/7 by hand

Form No. S16-I 表格第 S16-I 號

| | | |
|---------------------------------|-------------------------|-------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/YL-SK/382 |
| | Date Received 收到日期 | 2024-07-12 |

- 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)

Power Spread Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

R-riches Property Consultants Limited 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) | Lots 783, 785 S.A and 785 RP in D.D. 114, Sheung Tsuen, 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 240 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 244 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | N/A sq.m 平方米 <input type="checkbox"/> About 約 |

| | |
|--|---|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | Approved Shek Kong Outline Zoning Plan No.: S/YL-SK/9 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "Village Type Development" zone |
| (f) Current use(s) 現時用途 | Occupied by vacant structures (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
06/06/2024 - 20/06/2024 (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 17/05/2024 (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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

| | | | |
|--|--|------------------------------------|---|
| (a) Total floor area involved 涉及的總樓面面積 | sq.m 平方米 | | |
| (b) Proposed use(s)/development 擬議用途/發展 | (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) | | |
| (c) Number of storeys involved 涉及層數 | | Number of units involved 涉及單位數目 | |
| (d) Proposed floor area 擬議樓面面積 | Domestic part 住用部分 | | sq.m 平方米 <input type="checkbox"/> About 約 |
| | Non-domestic part 非住用部分 | | sq.m 平方米 <input type="checkbox"/> About 約 |
| | Total 總計 | | sq.m 平方米 <input type="checkbox"/> About 約 |
| (e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明) | Floor(s) 樓層 | Current use(s) 現時用途 | Proposed use(s) 擬議用途 |
| | | | |
| | | | |

(ii) For Type (ii) application 供第(ii)類申請

| | |
|--------------------------------|---|
| (a) Operation involved 涉及工程 | <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 <p>(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) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p> |
| | (b) Intended use/development 有意進行的用途/發展 |

(iii) For Type (iii) application 供第(iii)類申請

| (a) Nature and scale 性質及規模 | <input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="507 1355 1460 1854"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p> | Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高) | | | | | | | | | |
|-------------------------------|--|--------------------------------------|---|---|--|--|--|--|--|--|--|--|--|
| | Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高) | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 5
Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

| | | |
|---|---|---|
| Proposed gross floor area (GFA) 擬議總樓面面積 |244..... sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 |1.02..... | <input checked="" type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 |51..... % | <input checked="" type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 |3..... | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 |2..... storeys 層 | |
| | <input type="checkbox"/> include 包括.....storeys of basements 層地庫 | |
| | <input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | mPD 米(主水平基準上) | <input type="checkbox"/> About 約 |
| |6..... m 米 | <input checked="" type="checkbox"/> About 約 |

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

☒ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

| STRUCTURE | PROPOSED USE | COVERED AREA | GFA | BUILDING HEIGHT |
|-----------|---------------|---------------------------|---------------------------|----------------------|
| B1 | ESTATE AGENCY | 38m ² (ABOUT) | 76m ² (ABOUT) | 6m (ABOUT)(2-STOREY) |
| B2 | ESTATE AGENCY | 36m ² (ABOUT) | 72m ² (ABOUT) | 6m (ABOUT)(2-STOREY) |
| B3 | ESTATE AGENCY | 48m ² (ABOUT) | 96m ² (ABOUT) | 6m (ABOUT)(2-STOREY) |
| TOTAL | | 122m ² (ABOUT) | 244m ² (ABOUT) | |

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於
☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

| [Block number] [座數] | [Floor(s)] [層數] | [Proposed use(s)] [擬議用途] | | |
|------------------------|--------------------|-----------------------------|---------------------------|----------------------|
| STRUCTURE | PROPOSED USE | COVERED AREA | GFA | BUILDING HEIGHT |
| B1 | ESTATE AGENCY | 38m ² (ABOUT) | 76m ² (ABOUT) | 6m (ABOUT)(2-STOREY) |
| B2 | ESTATE AGENCY | 36m ² (ABOUT) | 72m ² (ABOUT) | 6m (ABOUT)(2-STOREY) |
| B3 | ESTATE AGENCY | 48m ² (ABOUT) | 96m ² (ABOUT) | 6m (ABOUT)(2-STOREY) |
| TOTAL | | 122m ² (ABOUT) | 244m ² (ABOUT) | |

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途
Circulation area

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Existing

.....

.....

.....

.....

.....

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行车通道安排**

| | | |
|--|---|---|
| Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物? | Yes 是 No 否 | <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 by walking <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"/> |
| Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位? | Yes 是 No 否 | <input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 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) _____ _____ _____ |
| Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位? | Yes 是 No 否 | <input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 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) _____ _____ _____ |

9. 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。

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------------|---|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p> | <p>Yes 是</p> | <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p> | <p>No 否</p> | <p><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／範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p> | <p>No 否</p> | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <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) 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> | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

10. 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.

11. 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) ☐ 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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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

Date 日期

26/06/2024

(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

- 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。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number. of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

| Gist of Application 申請摘要 | | | |
|---|---|---|--|
| (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 | Lots 783, 785 S.A and 785 RP in D.D. 114, Sheung Tsuen, Shek Kong, Yuen Long, New Territories | | |
| Site area 地盤面積 | 240 | 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 checked="" type="checkbox"/> About 約) |
| Plan 圖則 | Approved Shek Kong Outline Zoning Plan No. : S/YL-SK/9 | | |
| Zoning 地帶 | "Village Type Development" zone | | |
| Applied use/ development 申請用途/發展 | Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years | | |
| (i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | / <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | / <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 244 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 1.02 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | / | |
| | Non-domestic 非住用 | 3 | |
| | Composite 綜合用途 | / | |

| | | | | |
|--|---------------------|----|-----------|--|
| (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) |
| | | | / | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | | / | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Non-domestic 非住用 | | 6 (about) | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | | / | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | | 2 | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| | Composite 綜合用途 | | / | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | | / | mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於) |
| | | | / | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台) |
| (iv) Site coverage 上蓋面積 | | 51 | % | <input checked="" type="checkbox"/> About 約 |
| (v) No. of units 單位數目 | | / | | |
| (vi) Open space 休憩用地 | Private 私人 | / | sq.m 平方米 | <input type="checkbox"/> Not less than 不少於 |
| | Public 公眾 | / | sq.m 平方米 | <input type="checkbox"/> Not less than 不少於 |

| | | |
|--|--|---|
| (vii) 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) | / |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | / |
| | Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) | / |

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

Chinese **English**
中文 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 checked="" type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Location Plan, Plan showing the zoning of the Site, Plan showing the land status of the Site, FS251 | | |
| <u>Drainage Proposal, Photographic record of the existing drainage facilities, accepted FSIs proposal of A/YL-SK/293</u> | | |

Reports 報告書

| | | |
|--|--------------------------|-------------------------------------|
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input checked="" 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。

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Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 783, 785 S.A and 785 RP in D.D. 114, Sheung Tsuen, Shek Kong, New Territories (the Site)* for **'Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years'** (proposed development) (**Plan 1**).
- 1.2 The Site is located in an area predominated by residential and commercial development. As there is a high demand for real estate agencies within the Shek Kong area, the applicant would like to continue operating its shop and services (real estate agency) to bring convenience to surrounding locals. The proposed development could alleviate the pressing demand for shop and services in the area.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Village Type Development" ("V") zone on the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9 (**Plan 2**). According to the Notes of the OZP, 'Shop and Services' is a column 2 use within the "V" zone, which requires permission from the Board.
- 2.2 The Site is the subject of one previous planning application (No. A/YL-SK/293) for the same use submitted by the same applicant, which was approved by the Board for a period of 3 years in 2020. As the current application is in similar scale and for the same use, approval of the current application is in line with the Board's previous decision and would not set an undesirable precedent within the same "V" zone.
- 2.3 Although the Site falls within "V" zone, no Small House application is being processed within the Site by the Lands Department. As the proposed development is intended to serve the nearby villages and meet the local demand for real estate agency in the vicinity, approval of the current application on a temporary basis would not jeopardize the long-term planning intention of the "V" zone and would better utilize precious land resources. The building height and form of structures are lower to its surrounding area within the "V" zone (i.e. maximum building of 3 storeys (8.23m)), therefore, the proposed development is considered not incompatible with the surrounding land uses and would benefit nearby residents and

workers.

- 2.4 When compared with the previous application (No. A/YL-SK/293), the site area, building height of the structures and number of structures are the same as the previous application while the GFA and covered area are slightly reduced to meet the operational needs. The applicant has shown effort to comply with approval condition of the previous application, details are shown as follow at **Table 1** below:

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

| Approval Conditions of Application No. A/YL-SK/293 | | Date of Compliance |
|--|--|--------------------|
| (b) | The submission of a drainage proposal | Not complied with |
| (c) | The implementation of the drainage proposal | Not complied with |
| (e) | The submission of a fire service installations (FSIs) proposal | 19/09/2022 |
| (f) | The implementation of the FSIs proposal | Not complied with |

- 2.5 Regarding approval conditions (b) and (c), the applicant made several submissions for compliance with these approval conditions between 2021 to 2023. However, these submissions were considered not acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD). The applicant has submitted a revised drainage proposal and a set of photographic records of the drainage facilities to support the current application (**Appendices I to II**).
- 2.6 Regarding approval conditions (e) and (f), the applicant submitted a FSIs proposal for compliance with this approval condition on 18/08/2022. The submission was considered acceptable by the Director of Fire Services (D of FS) on 19/09/2022. The applicant submitted a certificate of fire service installations and equipment (FS 251) to comply with this condition on 11/09/2023. However, the submission was considered not acceptable by D of FS on 16/10/2023. The applicant later revised the layout of the approved structure, which a new FSIs proposal and FS 251 are required to submit to the satisfaction of the D of FS.
- 2.7 The applicant submitted a drainage proposal, a photographic record of the existing drainage facilities and an accepted FSIs proposal of the previous application (No. A/YL-SK/293) in support of the current application (**Appendices I to III**).

3) Development Proposal

- 3.1 The Site occupies an area of 240m² (about) (**Plan 3**). 3 two-storey structures are provided at the Site for real estate agency with total GFA of 244 m² (**Plan 4**). Two real estate agencies will be operated at the Site, i.e. one estate agency at structure B1 with 76m² (about) and the other estate agency at structures B2 and B3 with 168m² (about). The operation hours of the proposed development are from 09:00 to 20:00 daily, including public holidays. The estimated number of staff working at the Site is 10. It is estimated that the Site would be able to attract not more than 20 visitors per day. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

| | |
|------------------------------|----------------------------|
| Application Site Area | 240 m ² (about) |
| Covered Area | 122m ² (about) |
| Uncovered Area | 118 m ² (about) |
| | |
| Plot Ratio | 1.02 (about) |
| Site Coverage | 51% (about) |
| | |
| Number of Structure | 3 |
| Total GFA | 244 m ² (about) |
| - Domestic GFA | Not applicable |
| - Non-Domestic GFA | 244 m ² (about) |
| | |
| Building Height | 6 m (about) |
| No. of Storey | 2 |

- 3.2 The Site is not directly connected to vehicular access and is accessible from Kam Sheung Road by walking (**Plan 1**). As the proposed development is intended to serve the nearby locals, visitors likely access the Site by walking. The Site is in close vicinity of Kam Sheung Road, which is well served by public transportation. Hence, staff will commute to the Site by taking public transportation to Kam Sheung Road then walk to the Site (**Plan 5** and **Table 3**). The applicant has been using the same traffic arrangement for the previous application (No. A/YL-SK/293) and is workable. No parking / loading/unloading (L/UL) spaces are provided at the Site (**Plan 4**). No vehicle is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period.

Table 3 – Public Transport Services

| Route No. | Termination Points | |
|---------------|----------------------------------|---------------------------------------|
| Bus | | |
| 64K | Yuen Long (West) Bus Terminus | Tai Po Market Station Bus Terminus |
| 251A | Kam Sheung Road Station | Sheung Tsuen (Circular) |
| Green Minibus | | |
| 72 | Yuen Long – Tai Hang Street | Lui Kung Tin |
| 72M | Kam Sheung Road Station | Lui Kung Tin |

3.3 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.

3.4 The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. a drainage proposal, a photographic record of the existing drainage facilities and an accepted FSIs proposal of the previous application (No. A/YL-SK/293) 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 ‘**Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years**’.

R-riches Property Consultants Limited

June 2024

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 | Public Transport Serving the Application Site |

APPENDICES

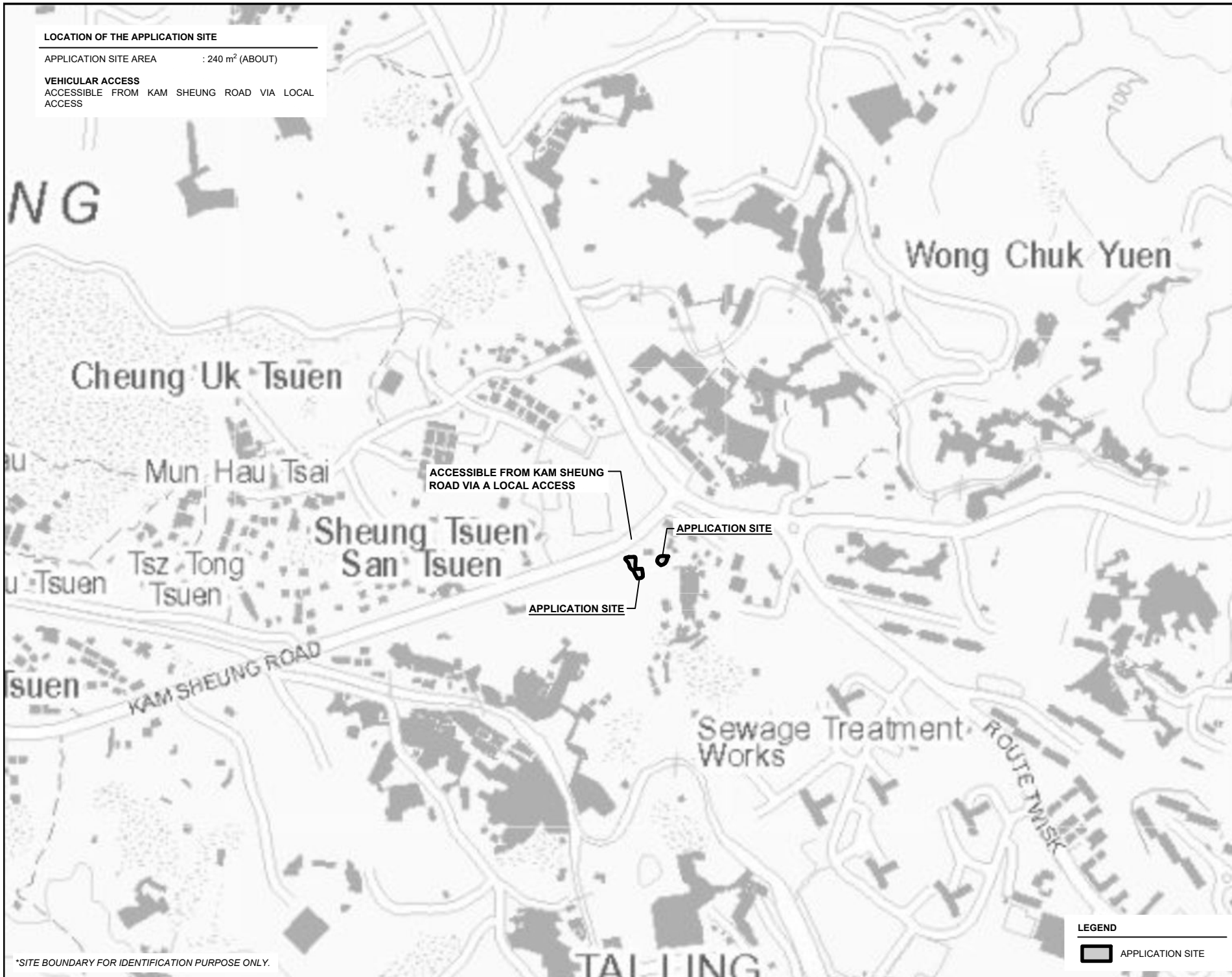
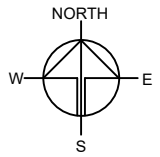
| | |
|---------------------|--|
| Appendix I | Drainage Proposal |
| Appendix II | Photographic Record of Existing Drainage Facilities |
| Appendix III | Accepted FSIs proposal of the previous application No. A/YL-SK/293 |

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 240 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAM SHEUNG ROAD VIA LOCAL ACCESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOTS 783, 785 S.A AND 785 RP IN D.D. 114, SHEUNG TSUEN, SHEK KONG, YUEN LONG

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

24.2.2024

REVISED BY

DATE

APPROVED BY

DATE

LEGEND



DWG. TITLE

LOCATION PLAN

DWG NO.

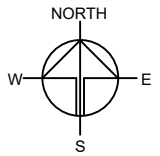
PLAN 1

VER.

001

ZONING OF THE APPLICATION SITE

| | |
|-------------------------------------|---|
| APPLICATION SITE AREA | : 240m ² (ABOUT) |
| OUTLINE ZONING PLAN OZP PLAN NO. | : APPROVED SHEK KONG OZP : S/YL-SK/9 |
| AREA ZONED AS "V" | : 240m ² (100%)(ABOUT) |
| AREA ZONED AS "R(D)" | : NOT APPLICABLE |
| AREA SHOWN AS 'ROAD' | : NOT APPLICABLE |



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES FOR A PERIOD
OF 5 YEARS

SITE LOCATION

LOTS 783, 785 S.A AND 785 RP IN
D.D. 114, SHEUNG TSUEN, SHEK
KONG, YUEN LONG

SCALE

1 : 2000 @ A4

| | |
|----------------|-------------------|
| DRAWN BY MN | DATE 27.2.2024 |
|----------------|-------------------|

| | |
|------------|------|
| REVISED BY | DATE |
|------------|------|

| | |
|-------------|------|
| APPROVED BY | DATE |
|-------------|------|

LEGEND

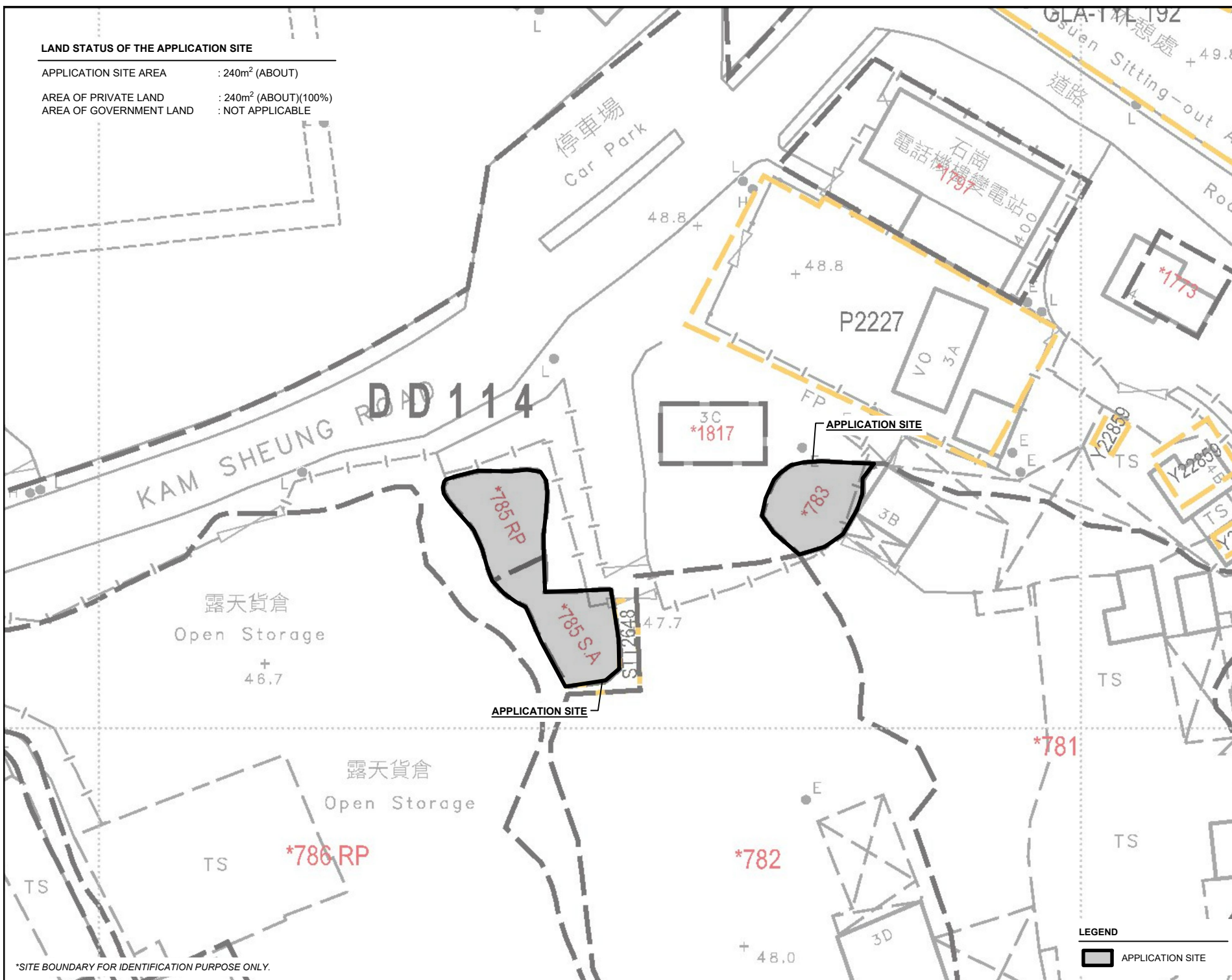
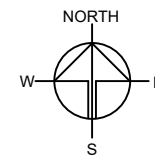


DWG. TITLE
ZONING OF THE SITE

| | |
|-------------------|-------------|
| DWG NO. PLAN 2 | VER. 001 |
|-------------------|-------------|

LAND STATUS OF THE APPLICATION SITE

| | |
|-------------------------|-----------------------------------|
| APPLICATION SITE AREA | : 240m ² (ABOUT) |
| AREA OF PRIVATE LAND | : 240m ² (ABOUT)(100%) |
| AREA OF GOVERNMENT LAND | : NOT APPLICABLE |



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOTS 783, 785 S.A AND 785 RP IN D.D. 114, SHEUNG TSUEN, SHEK KONG, YUEN LONG

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

27.2.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

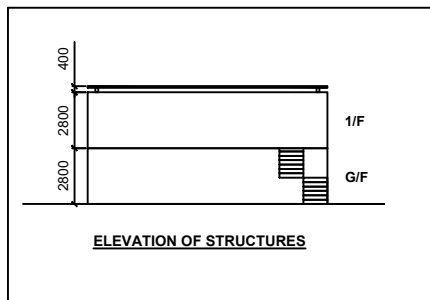
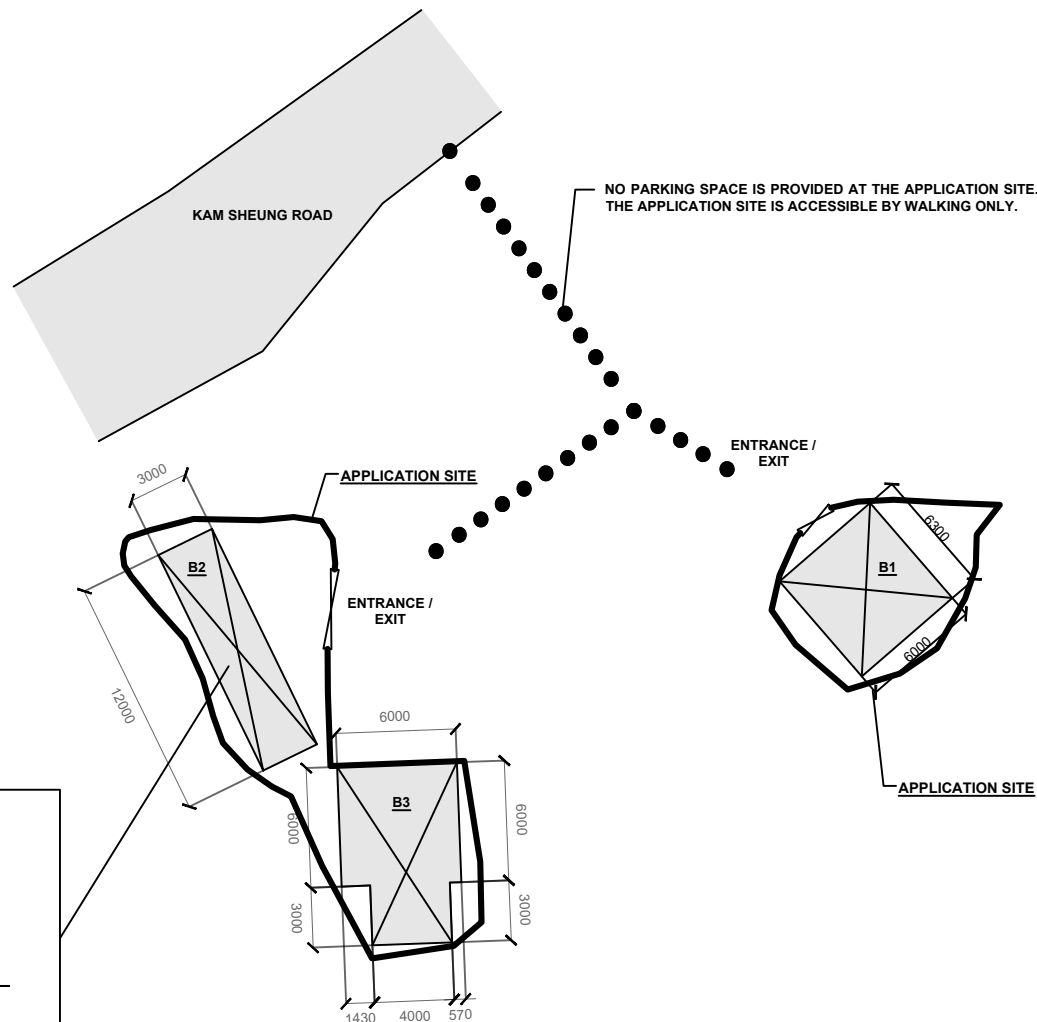
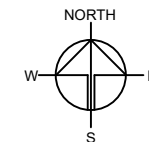
001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 240m² (ABOUT)
COVERED AREA : 122m² (ABOUT)
UNCOVERED AREA : 118m² (ABOUT)

PLOT RATIO : 1.02 (ABOUT)
SITE COVERAGE : 51% (ABOUT)

NO. OF STRUCTURE : 3
DOMESTIC GFA : N/A
NON-DOMESTIC GFA : 244m² (ABOUT)
BUILDING HEIGHT : 6m (ABOUT)
NO. OF STOREY : 2



LEGEND

- STRUCTURE
- ENTRANCE / EXIT

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOTS 783, 785 S.A AND 785 RP IN D.D. 114, SHEUNG TSUEN, SHEK KONG, YUEN LONG

SCALE

1 : 350 @ A4

DRAWN BY

MN

DATE

27.2.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER.

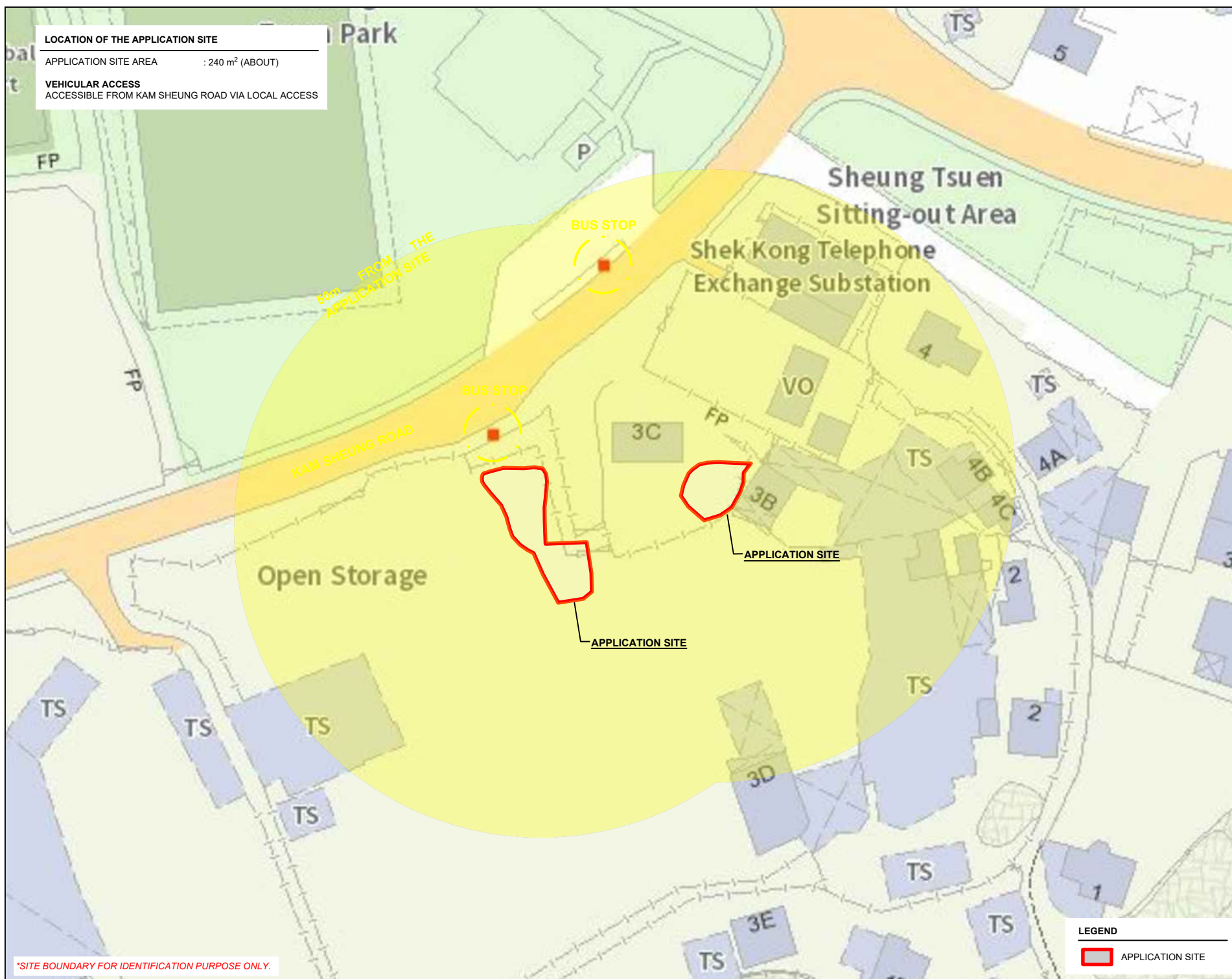
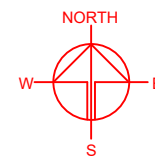
001

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 240 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAM SHEUNG ROAD VIA LOCAL ACCESS



50M FROM THE APPLICATION SITE

BUS STOP

BUS STOP

KAM SHEUNG ROAD

Open Storage

Shek Kong Telephone Exchange Substation

APPLICATION SITE

APPLICATION SITE

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOTS 783, 785 S.A AND 785 RP IN D.D. 114, SHEUNG TSUEN, SHEK KONG, YUEN LONG

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

27.2.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

PUBLIC TRANSPORT

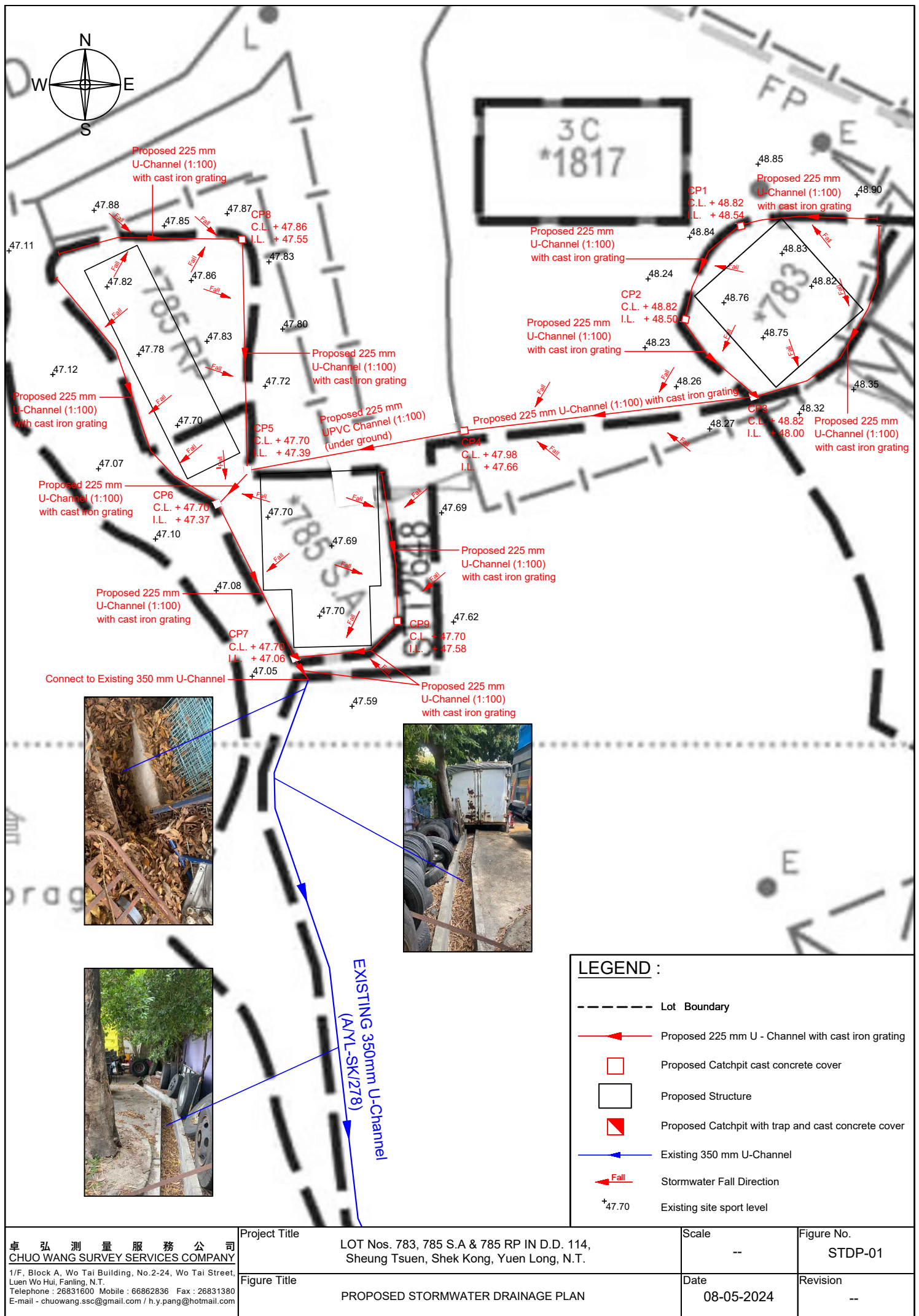
DWG. NO.

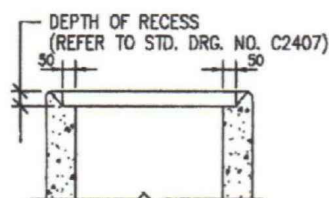
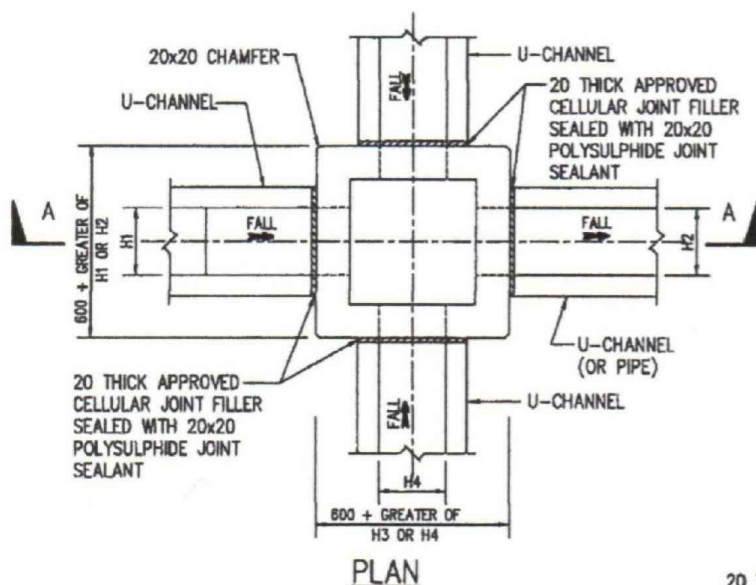
PLAN 5

VER.

001

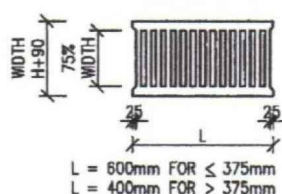
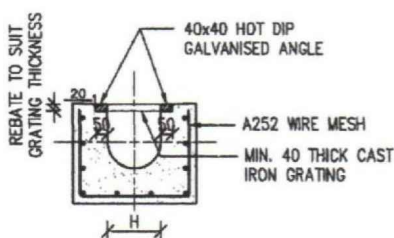
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.





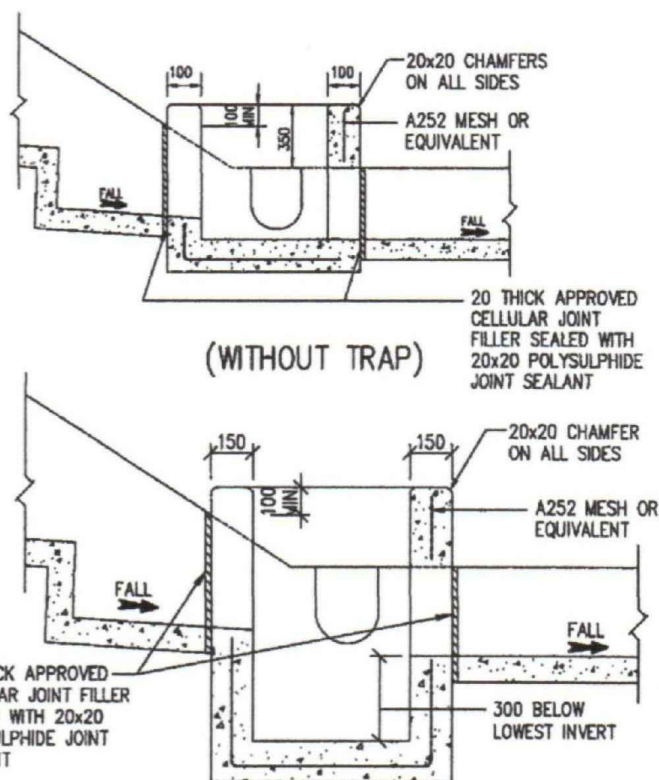
ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVER

STANDARD CATCHPIT DETAILS (ACCORDING TO CEDD'S DRAWING NO. C2405I & 2406I)



TYPICAL SECTION (DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

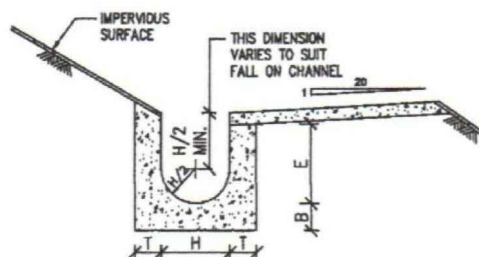
U-CHANNEL WITH CAST IRON GRATING (UP TO H OF 525) (ACCORDING TO CEDD'S DRAWING NO. C2412E)



NOTES

SECTION A - A

- (1) ALL DIMENSIONS ARE IN MILLIMETRES.
- (2) SIZE - DEPTH : $D \leq 750$
WIDTH : $W \geq 3B$
LENGTH : $L = 4.8D^{0.67} h^{0.5} F^{-0.5} > 4B$
- (3) GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
- (4) THE SANDTRAP SHALL BE REGULARLY DESILTED TO AVOID BLOCKAGE.



| NOMINAL SIZE (H) | T | B | REINFORCEMENT |
|------------------|-----|-----|--------------------------------------|
| 225-300 | 80 | 100 | A252 MESH PLACED CENTRALLY AND T=100 |
| 375-600 | 100 | 150 | WHEN E>650 |
| 675-900 | 100 | 150 | A252 MESH PLACED CENTRALLY |

TYPICAL U-CHANNEL DETAILS (ACCORDING TO CEDD'S DRAWING NO. C2410G) N.T.S.

NOTES FOR U-CHANNEL

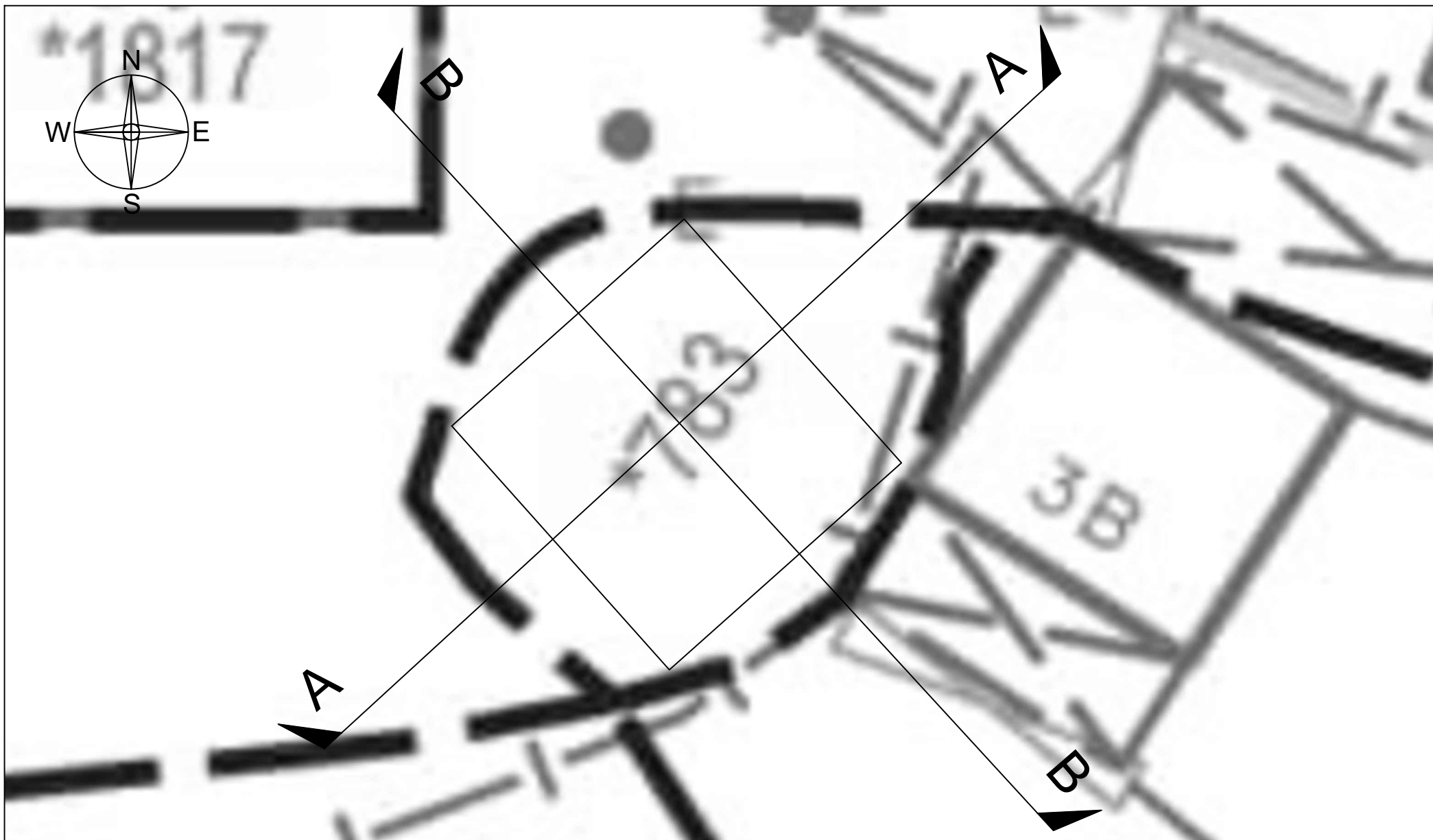
- (1) THE COVER OF PROPOSED U-CHANNEL SHALL BE FLUSH WITH THE PATH SURFACE AND ANY HOLE IN SUCH COVER SHALL NOT EXCEED 20mm IN ONE DIMENSION.
- (2) CAST IRON GRATINGS TO BE USED SHALL BE COMPLIANCE WITH BS 437:2008.

**Hydraulic Assessment of the Storm Drain Pipes for Lots 783, 785 S.A and 785 RP in D.D. 114,
Sheung Tsuen, Shek Kong, Yuen Long**

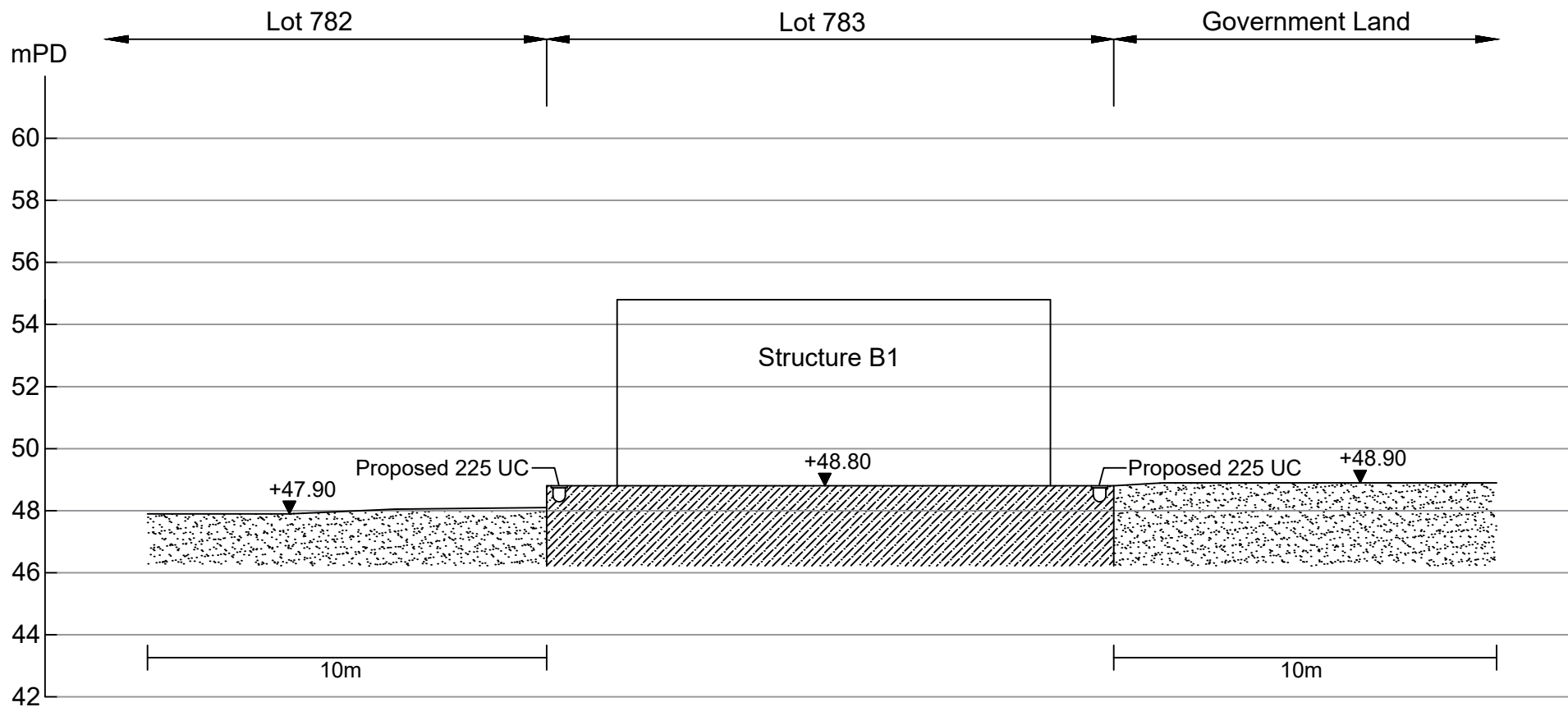
| Locations | | Sub-Catchment Reference | Catchment Area | | | | | | Channel character | | | | | | | | Hydraulic parameter | | Type of catchment | i | Peak | Full bore | Full bore | |
|------------------------|---|--------------------------------|------------------------------------|--|------------------------------------|--|------------------------------------|--|----------------------|---------------|----------------|---------------|--------------|-------------|--------------|-------------|----------------------|---------------------------------|-------------------|------|--------|-----------|-----------|----------|
| | | | Impermeable | | Permeable | | Total | | channel shape | channel size | | | invert level | | invert level | | channel slope | ks=3.3mm | | area | 50 | Runoff | Capacity | Velocity |
| | | | Sub-catchment (m ²) | Accumulative Area (m ²) | Sub-catchment (m ²) | Accumulative Area (m ²) | Sub-catchment (m ²) | Accumulative Area (m ²) | | width (mm) | height (mm) | length (m) | US (mPD) | DS (mPD) | US (mPD) | DS (mPD) | | cross area (m ²) | Equi. D (m) | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| Lot 783 | - | 1 | 49 | 49 | 0 | 0 | 49 | 49 | UC Single | 225 | 225 | - | - | - | - | - | 0.01000 | 0.05 | 0.31 | u | 343.74 | 0.001 | 0.058 | 1.278 |
| Lot 785RP | - | 2 | 48 | 48 | 0 | 0 | 48 | 48 | UC Single | 225 | 225 | - | - | - | - | - | 0.01000 | 0.05 | 0.31 | u | 343.74 | 0.001 | 0.058 | 1.278 |
| Lot 785SA | - | 3 | 36 | 36 | 0 | 0 | 36 | 36 | UC Single | 225 | 225 | - | - | - | - | - | 0.01000 | 0.05 | 0.31 | u | 343.74 | 0.001 | 0.058 | 1.278 |
| Existing 350 U-Channel | - | Total | 133 | 133 | 0 | 0 | 133 | 133 | UC Single | 350 | 600 | - | - | - | - | - | 0.01000 | 0.15 | 0.49 | u | 343.74 | 0.003 | 0.262 | 1.713 |

Abbreviations: CC - Circular Pipe
OC - Open Channel
UC - U-Channel

Notes: Rational Method is adopted for the peak runoff estimate i.e. $Q_p = 0.278 C i A$
The time of entry (te) has been calculated by using the Bransby-William's Equation.
Colebrook White's equation was used for hydraulic analysis of the drainage system.
Roughness coefficient (ks) at 3.3mm was assumed in the assessment.



| | | | |
|---|--|--------------------|-----------------|
| 卓 弘 測 量 服 務 公 司 CHUO WANG SURVEY SERVICES COMPANY 1/F, Block A, Wo Tai Building, No.2-24, Wo Tai Street, Luen Wo Hui, Fanling, N.T. Telephone : 26831600 Mobile : 66862836 Fax : 26831380 E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com | Project Title LOT Nos. 783, 785 S.A & 785 RP IN D.D. 114, Sheung Tsuen, Shek Kong, Yuen Long, N.T. | Scale -- | Figure No. 1 |
| | Figure Title SECTION A | Date 08-05-2024 | Revision A |



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No.2-24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.
Telephone : 26831600 Mobile : 66862836 Fax : 26831380
E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com

Project Title

LOT Nos. 783, 785 S.A & 785 RP IN D.D. 114,
Sheung Tsuen, Shek Kong, Yuen Long, N.T.

Scale

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Figure No.

2

Figure Title

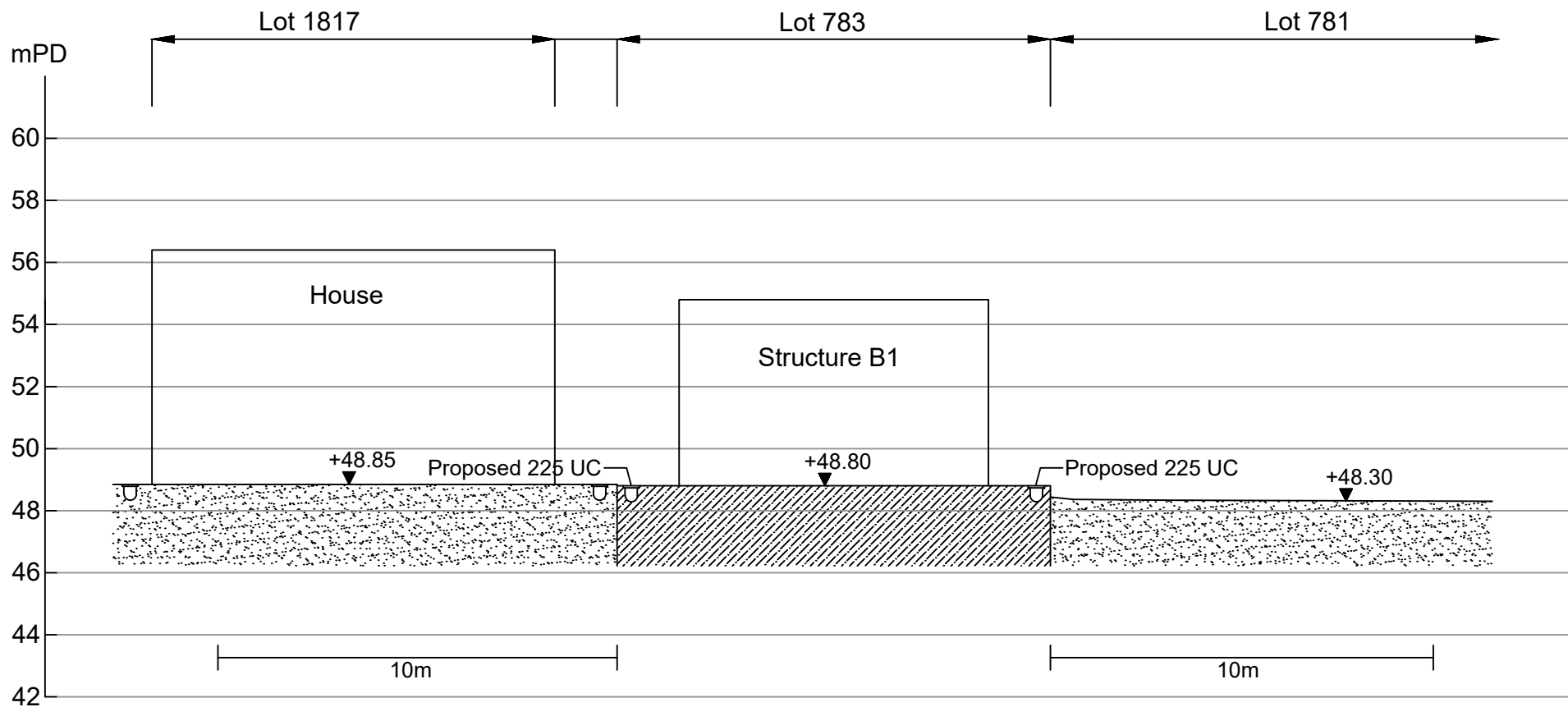
SECTION A-A

Date

08-05-2024

Revision

A



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No.2-24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.
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E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com

Project Title

LOT Nos. 783, 785 S.A & 785 RP IN D.D. 114,
Sheung Tsuen, Shek Kong, Yuen Long, N.T.

Scale

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Figure No.

3

Figure Title

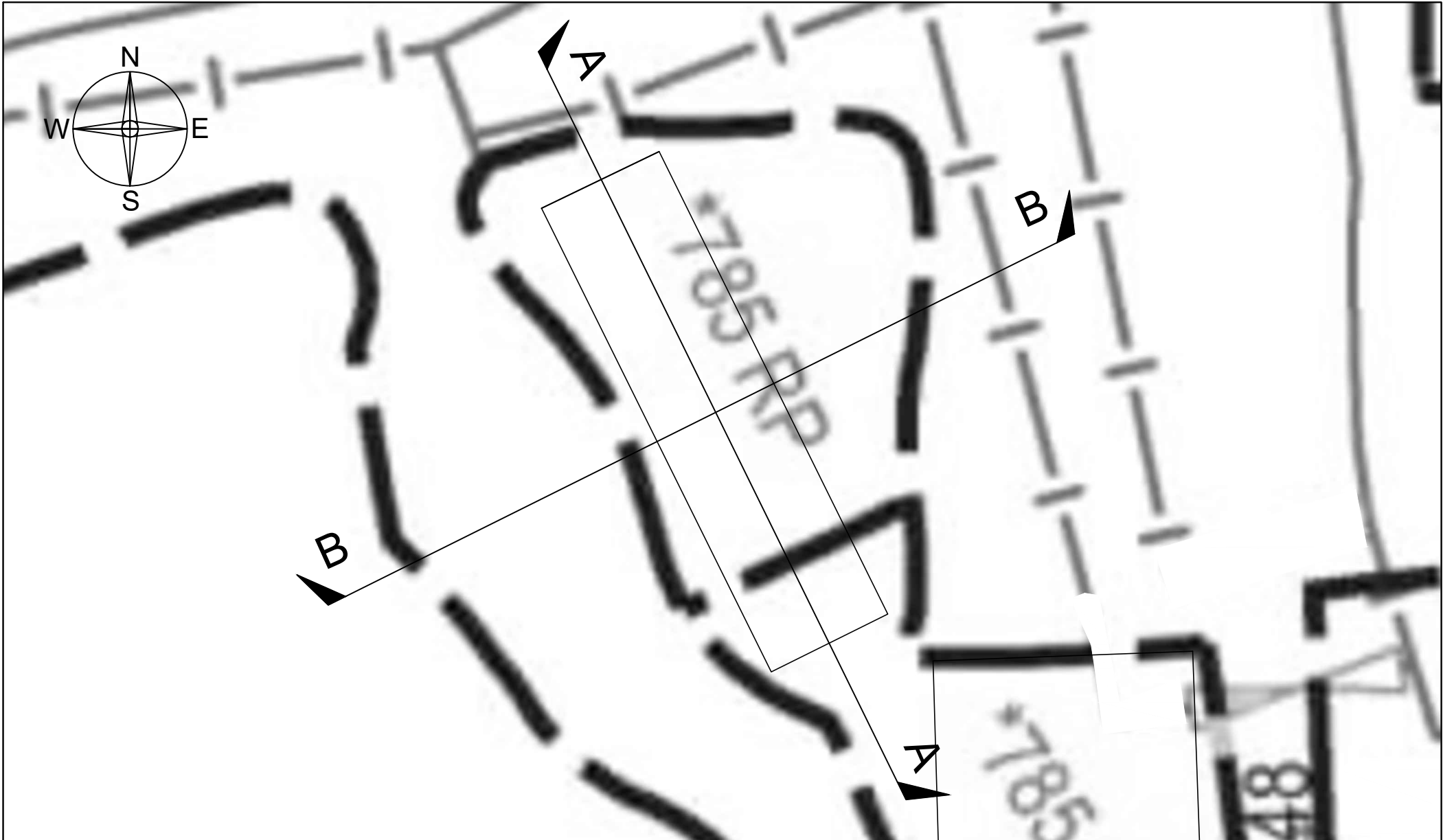
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Date

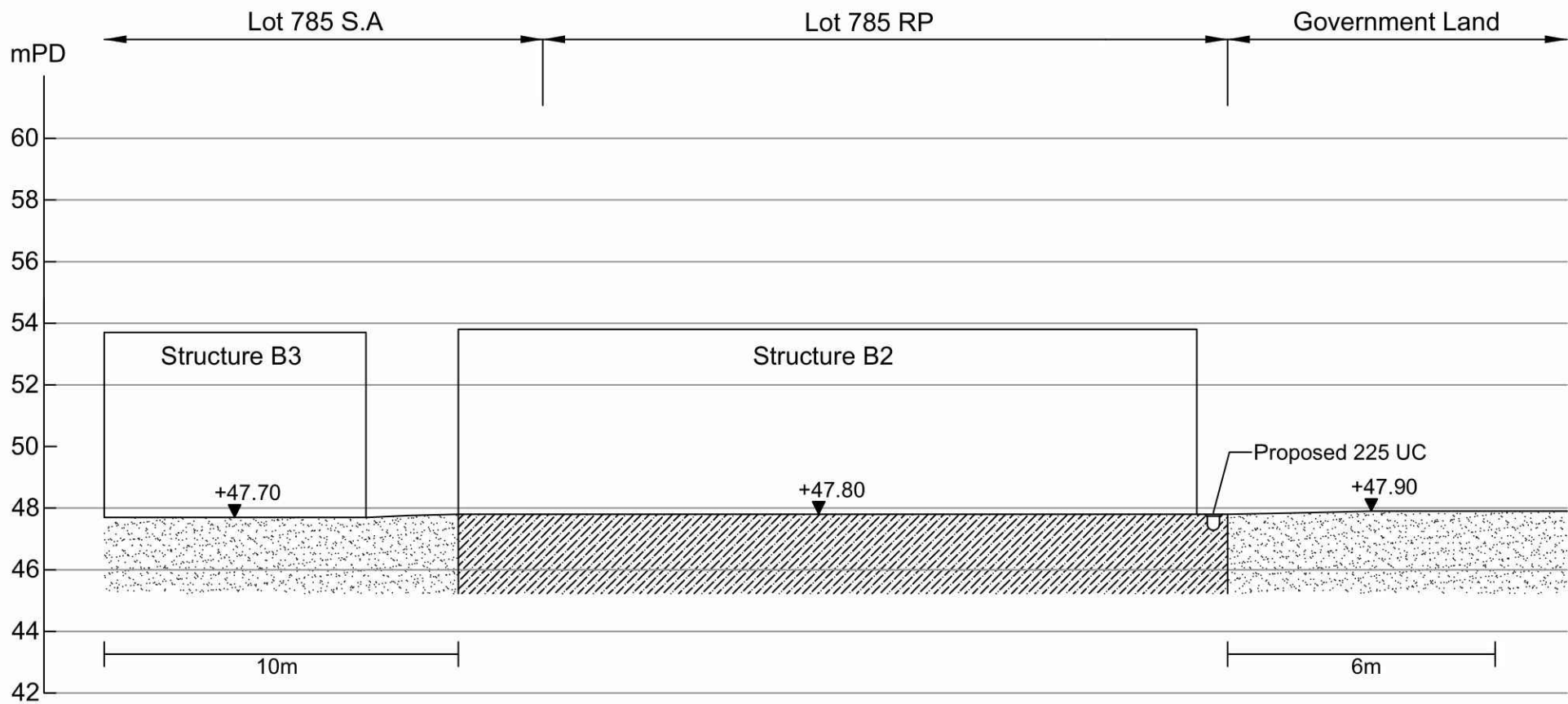
08-05-2024

Revision

A



| | | | | | | |
|---|---------------|---|-------|------------|------------|---|
| <div>卓 弘 測 量 服 務 公 司</div> <div>CHUO WANG SURVEY SERVICES COMPANY</div> <div>1/F, Block A, Wo Tai Building, No.2-24, Wo Tai Street, Luen Wo Hui, Fanling, N.T. Telephone : 26831600 Mobile : 66862836 Fax : 26831380 E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com</div> | Project Title | LOT Nos. 783, 785 S.A & 785 RP IN D.D. 114, Sheung Tsuen, Shek Kong, Yuen Long, N.T. | Scale | -- | Figure No. | 4 |
| | Figure Title | SECTION B | Date | 08-05-2024 | Revision | B |



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CHUO WANG SURVEY SERVICES COMPANY

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Luen Wo Hui, Fanling, N.T.
Telephone : 26831600 Mobile : 66862836 Fax : 26831380
E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com

Project Title

LOT Nos. 783, 785 S.A & 785 RP IN D.D. 114,
Sheung Tsuen, Shek Kong, Yuen Long, N.T.

Scale

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Figure No.

5

Figure Title

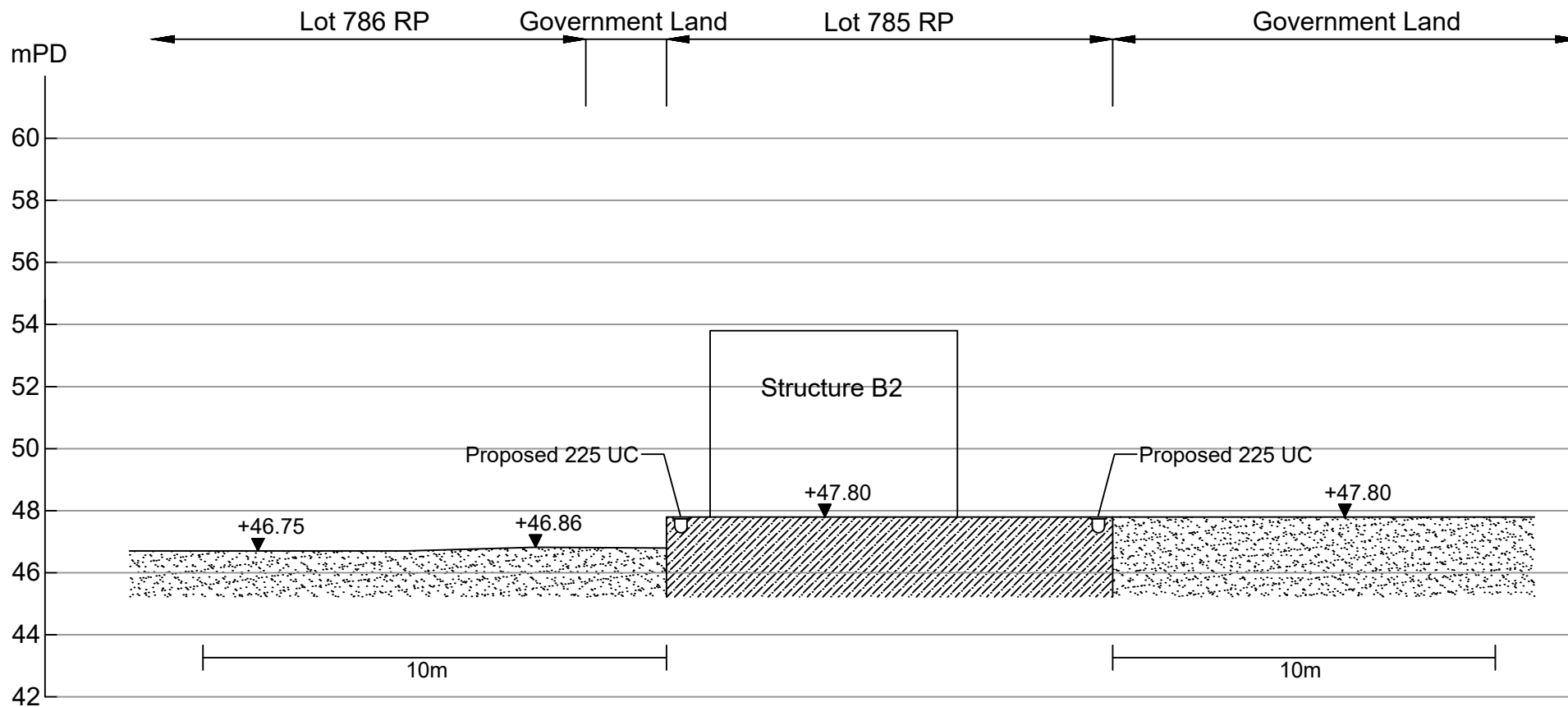
SECTION B-A

Date

08-05-2024

Revision

B



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

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E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com

Project Title

LOT Nos. 783, 785 S.A & 785 RP IN D.D. 114,
Sheung Tsuen, Shek Kong, Yuen Long, N.T.

Scale

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Figure No.

6

Figure Title

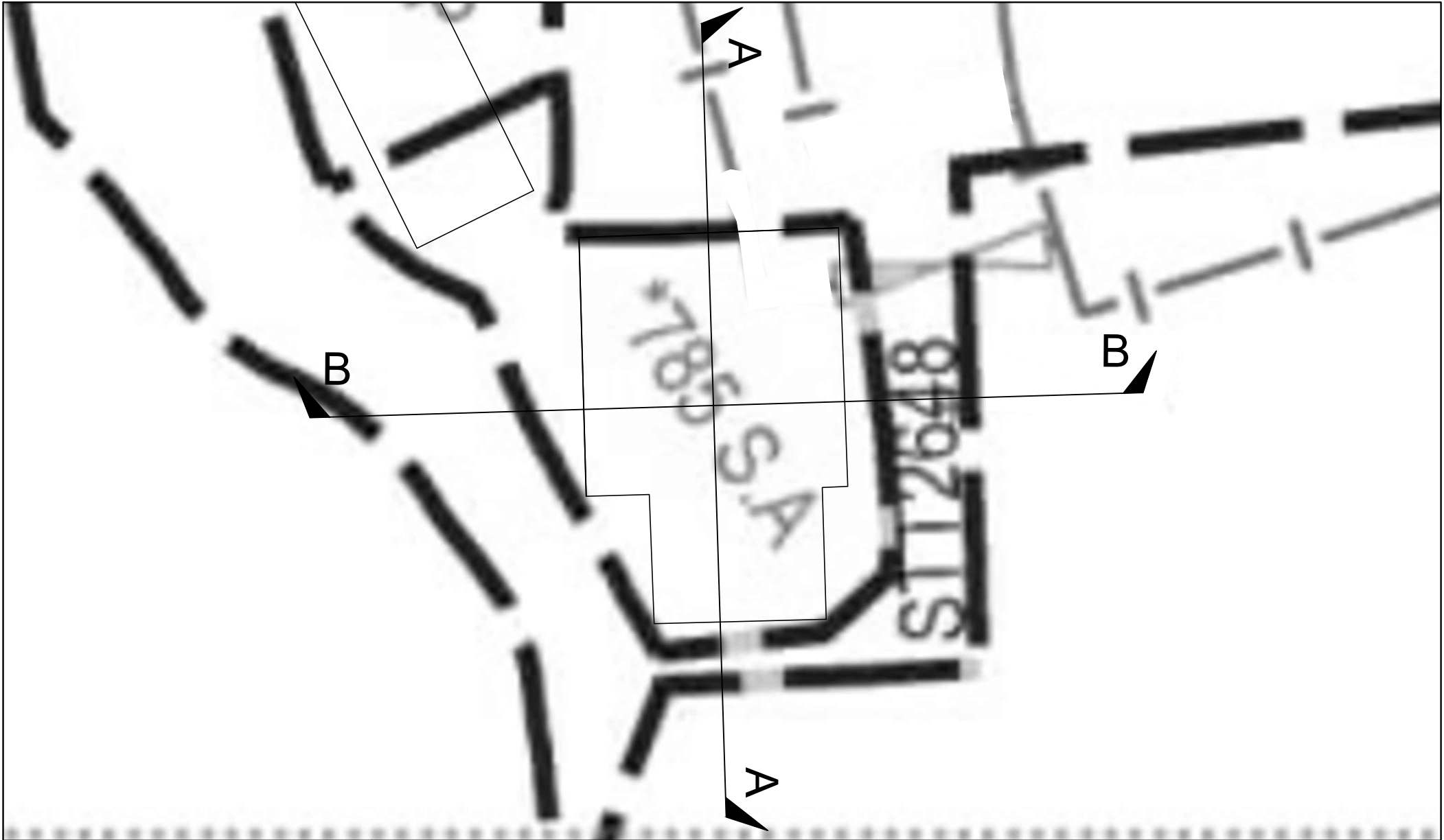
SECTION B-B

Date

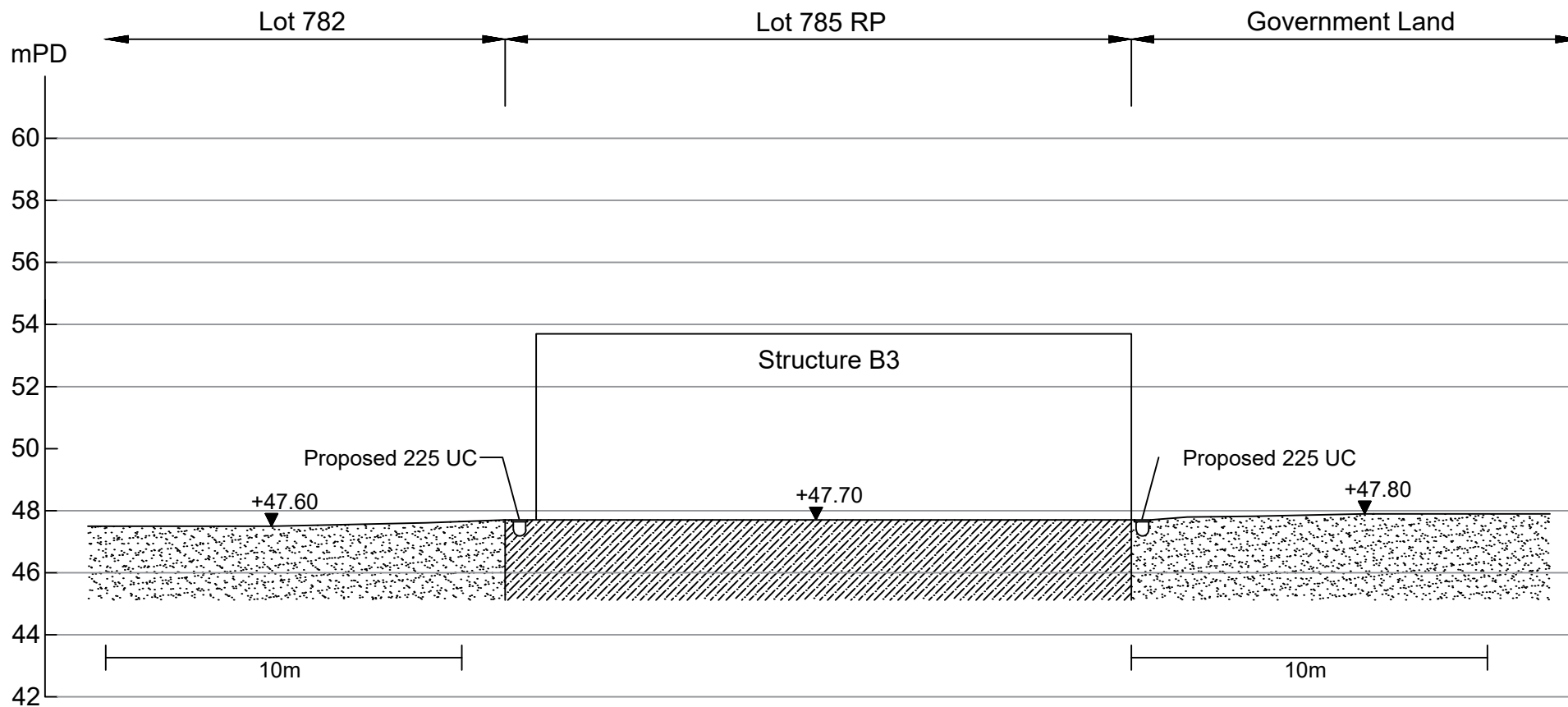
08-05-2024

Revision

B



| | | | | | | |
|---|---------------|---|-------|------------|------------|---|
| <div>卓 弘 測 量 服 務 公 司</div> <div>CHUO WANG SURVEY SERVICES COMPANY</div> <div>1/F, Block A, Wo Tai Building, No.2-24, Wo Tai Street, Luen Wo Hui, Fanling, N.T. Telephone : 26831600 Mobile : 66862836 Fax : 26831380 E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com</div> | Project Title | LOT Nos. 783, 785 S.A & 785 RP IN D.D. 114, Sheung Tsuen, Shek Kong, Yuen Long, N.T. | Scale | -- | Figure No. | 7 |
| | Figure Title | SECTION C | Date | 08-05-2024 | Revision | C |



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CHUO WANG SURVEY SERVICES COMPANY

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Luen Wo Hui, Fanling, N.T.
Telephone : 26831600 Mobile : 66862836 Fax : 26831380
E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com

Project Title

LOT Nos. 783, 785 S.A & 785 RP IN D.D. 114,
Sheung Tsuen, Shek Kong, Yuen Long, N.T.

Scale

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Figure No.

8

Figure Title

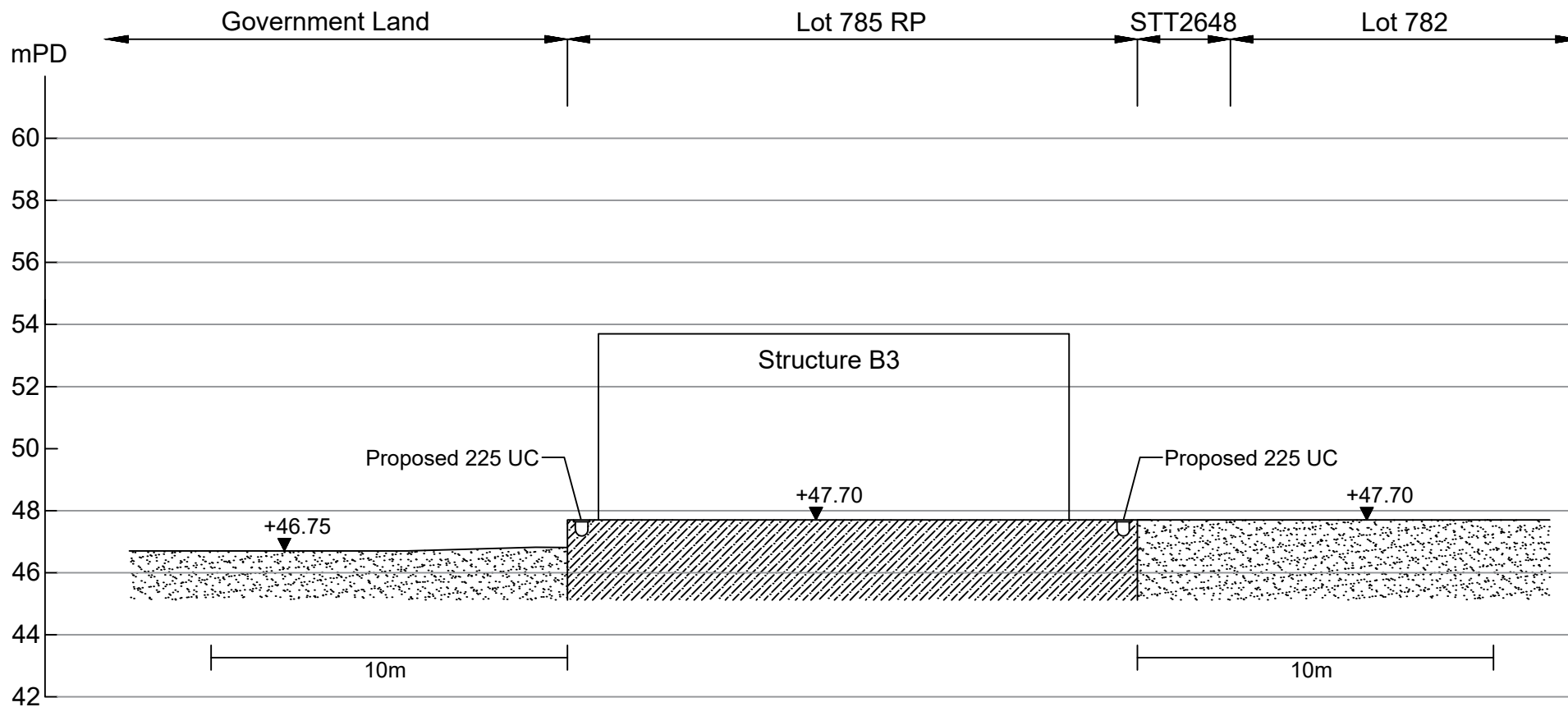
SECTION C-A

Date

08-05-2024

Revision

C



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No.2-24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.
Telephone : 26831600 Mobile : 66862836 Fax : 26831380
E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com

Project Title

LOT Nos. 783, 785 S.A & 785 RP IN D.D. 114,
Sheung Tsuen, Shek Kong, Yuen Long, N.T.

Scale

--

Figure No.

9

Figure Title

SECTION C-B

Date

08-05-2024

Revision

C

| | | | | | | |
|--|---------------|---|-------|------------|------------|------------|
| 卓弘測量服務公司 CHUO WANG SURVEY SERVICES COMPANY 1/F, Block A, Wo Tai Building, No 2-24, Wo Tai Street, Leen Wo Hui Faring, N.T. Telephone: 26831600 Mobile: 656862836 Fax: 26831380 E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com | Project Title | LOT Nos. 783, 785 S A & 785 RP IN D.D. 114, Sheung Tsuen, Shek Kong, Yuen Long, N.T. | Scale | -- | Figure No. | SUDP-01(A) |
| | Figure Title | AS-BUILD STORMWATER DRAINAGE PLAN | Date | 08-05-2024 | Revision | -- |

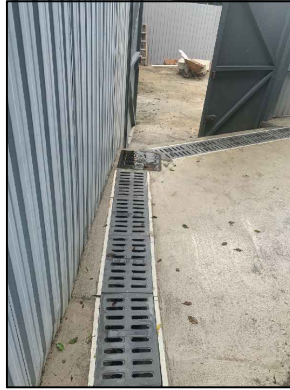
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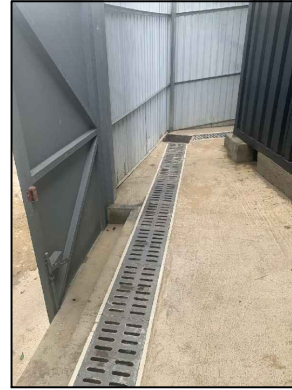
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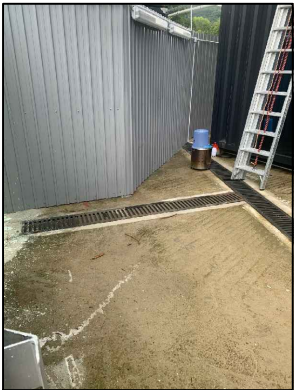
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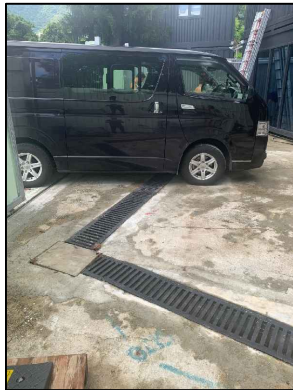
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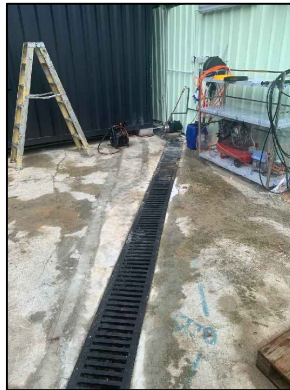
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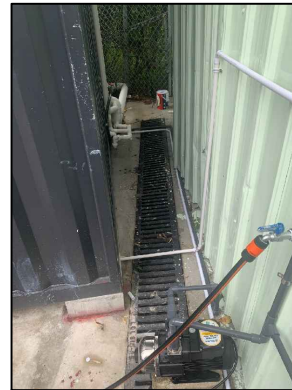
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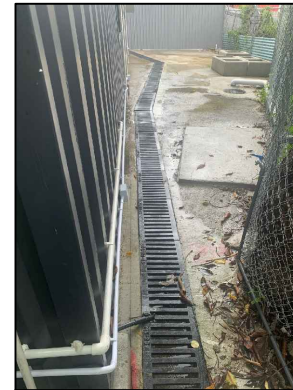
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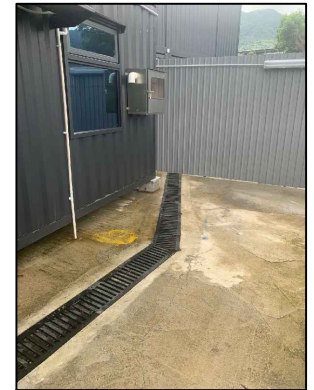
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11



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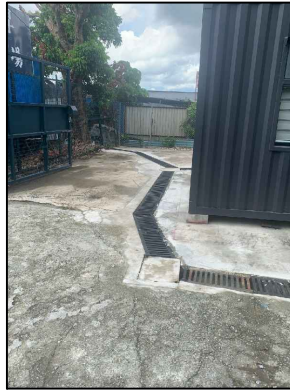
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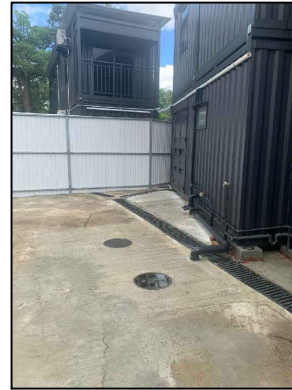
14



15



16



17



18



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY
1/F, Block A, Wo Tai Building, No.2-24, Wo Tai Street,
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Telephone : 26831600 Mobile : 66862836 Fax : 26831380
E-mail - chuowang.ssc@gmail.com / h.y.pang@hotmail.com

Project Title

LOT Nos. 783, 785 S.A. & 785 RP IN D.D. 114,
Sheung Tsuen, Shek Kong, Yuen Long, N.T.

Scale

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Figure No.

STDP-02

Figure Title

SITE PHOTOS

Date

08-05-2024

Revision

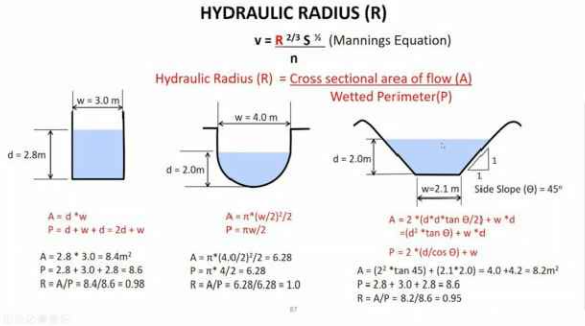
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Hydraulic Assessment of the Stormwater Drainage for Lots 782, 783, 785 S.A and 785 RP in D.D. 114, Sheung Tsuen, Yuen Long.

| Locations | | Sub-catchment reference | catchment area | | | | | | channel character | | | | | hydraulic parameter ks=3.3mm | | type of catchment area | 50 yr (mm/h) | Peak Runoff (m³/s) | Full bore Capacity (m³/s) | Full bore Velocity (m/s) |
|------------------------|---|-------------------------|--------------------|------------------------|-----------|------------------------|--------|------------------------|-------------------|--------------|-------------|------------|---------------|---------------------------------|-------------|------------------------|-----------------|-----------------------|------------------------------|-----------------------------|
| | | | impermeable | | permeable | | total | | channel shape | channel size | | | channel slope | | | | | | | |
| | | | sub-catchment (m²) | accumulative area (m²) | | accumulative area (m²) | | accumulative area (m²) | | width (mm) | height (mm) | length (m) | | cross area (m²) | equi. D (m) | urban/rural | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| Lot 783 | - | 1 | 49 | 49 | 0 | 0 | 49 | 49 | uc | 225 | 225 | - | 0.01000 | 0.05 | 0.31 | u | 343.74 | 0.001 | 0.058 | 1.278 |
| Lot 785RP | - | 2 | 48 | 48 | 0 | 0 | 48 | 48 | uc | 225 | 225 | - | 0.01000 | 0.05 | 0.31 | u | 343.74 | 0.001 | 0.058 | 1.278 |
| Lot 785SA | - | 3 | 36 | 36 | 0 | 0 | 36 | 36 | uc | 225 | 225 | - | 0.01000 | 0.05 | 0.31 | u | 343.74 | 0.001 | 0.058 | 1.278 |
| Lot 782 | - | 4 | 1464.5 | 1464.5 | 0 | 0 | 1464.5 | 1464.5 | uc | 350 | 600 | - | 0.01000 | 0.15 | 0.49 | u | 343.74 | 0.039 | 0.262 | 1.713 |
| Existing 350 U-Channel | - | Total | 1597.5 | 1597.5 | 0 | 0 | 1597.5 | 1597.5 | uc | 350 | 600 | - | 0.01000 | 0.15 | 0.49 | u | 343.74 | 0.042 | 0.262 | 1.713 |

I = Rainfall intensity (50 year storm frequency may be specified)
Peak Runoff = 0.278*I/1000/60/60*accumulative area
Cross area for 225 u channel = 0.1125*0.225+0.1125²²*pi/2
Cross area for 350 u channel = (0.6-0.150-0.350/2)*0.350+(0.350/2)²²*pi/2 where 125mm is the bottom of the u channel
Equivalent Diameter = 4*Hydraulic Radius
Hydraulic Radius = cross area of u channel / wetted perimeter of u channel

Roughness coefficient (ks) at 3.3mm
The roughness of a pipe is normally specified in either mm or inches and common values range from 0.0015 mm for PVC pipes through to 3.0 mm for rough concrete pipes
Full bore Capacity = Full bore Velocity * cross area
Full Bore Velocity - The Full Bore Velocity is calculated using either the Manning Formula or the Colebrook-White Formula and is based on full bore conditions.



The Manning Formula is used for Velocity calculations within the software.

$$V = \frac{1}{n} R^{\frac{2}{3}} S^{\frac{1}{2}}$$

where;
V = Velocity
n = Manning's roughness coefficient (see Pipe Roughness)
R = Hydraulic Radius
S = Hydraulic gradient

The equation is in meter-per-second units but the n values are the same as those specified in the foot-per-second format of the equation (e.g. smooth concrete pipe n = 0.012 approximately).
The formula is sometimes known as Strickler's formula and 1/n as the Strickler's coefficient.

A concrete pipe with a smooth interior would have a Manning's n of approximately 0.012.

Manning's n may be derived from 1/Strickler coefficient.

規劃署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-SK/293
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post & Fax

19 September 2022

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (e) -
the Submission of a Fire Service Installation Proposal**

**Proposed Temporary Shop and Services (Real Estate Agency)
for a Period of 5 Years in "Village Type Development" Zone,
Lots 783, 785 S.A and 785 RP in D.D. 114, Sheung Tsuen, Shek Kong, Yuen Long
(Application No. A/YL-SK/293)**

I refer to your submission dated 18.8.2022 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments in *Appendix*.

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

Anthony LUK
District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

- 2 -

c.c.

D of FS

(Attn.: Mr. WONG Ho-yin)

Internal

CTP/TPB

Appendix*Comments from Director of Fire Services:*







The installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a 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 (FS 251) and forward a copy of the certificate to the Director of Fire Services.

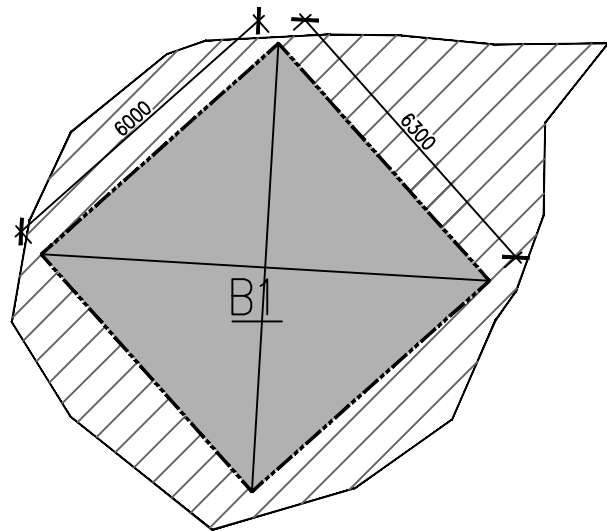
AL/TW

F.S. NOTES:

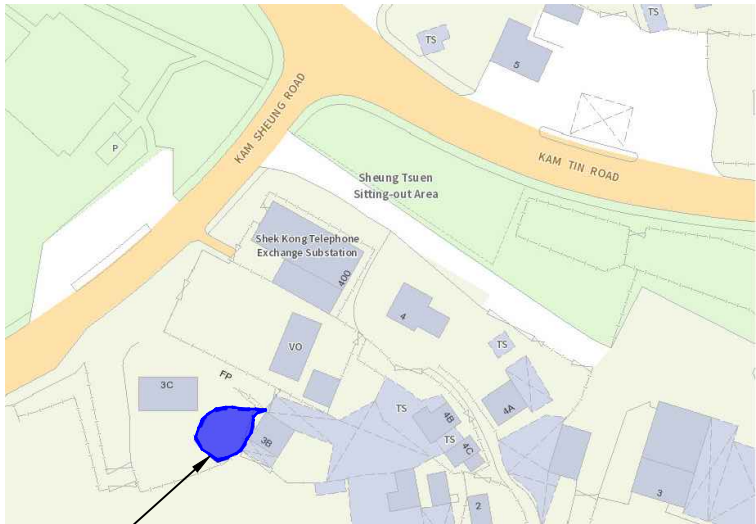
- 1. ALL F.S. SYSTEM TO BE REMAIN UNCHANGED UNLESS OTHERWISE STATED.
- 2. EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1, BS EN 1838.
- 3. EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4. 4KG DRY POWDER PORTABLE FIRE EXTINGUISHERS HAS BEEN PROVIDED.

LEGEND:

-  4KG DRY POWDER PORTABLE FIRE EXTINGUISHER
-  EXIT SIGN
-  SINGLE FACE AND WITH ARROW POINTING
-  EMERGENCY LIGHTING (WALL MOUNT)
-  FIRE BLANKET
-  THE HATCHED AREAS ARE NOT INCLUDED IN THIS SUBMISSION



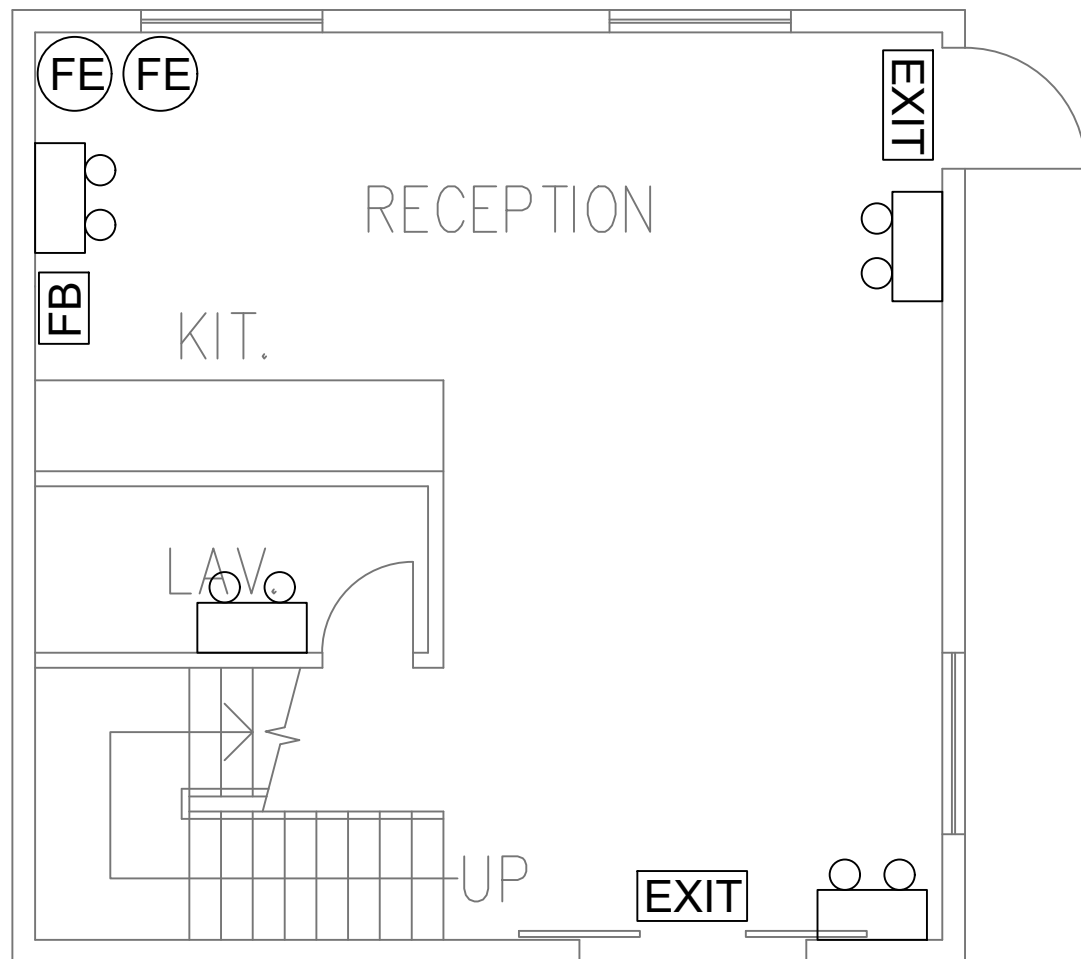
LOT 783 BLOCK PLAN (N.T.S.)



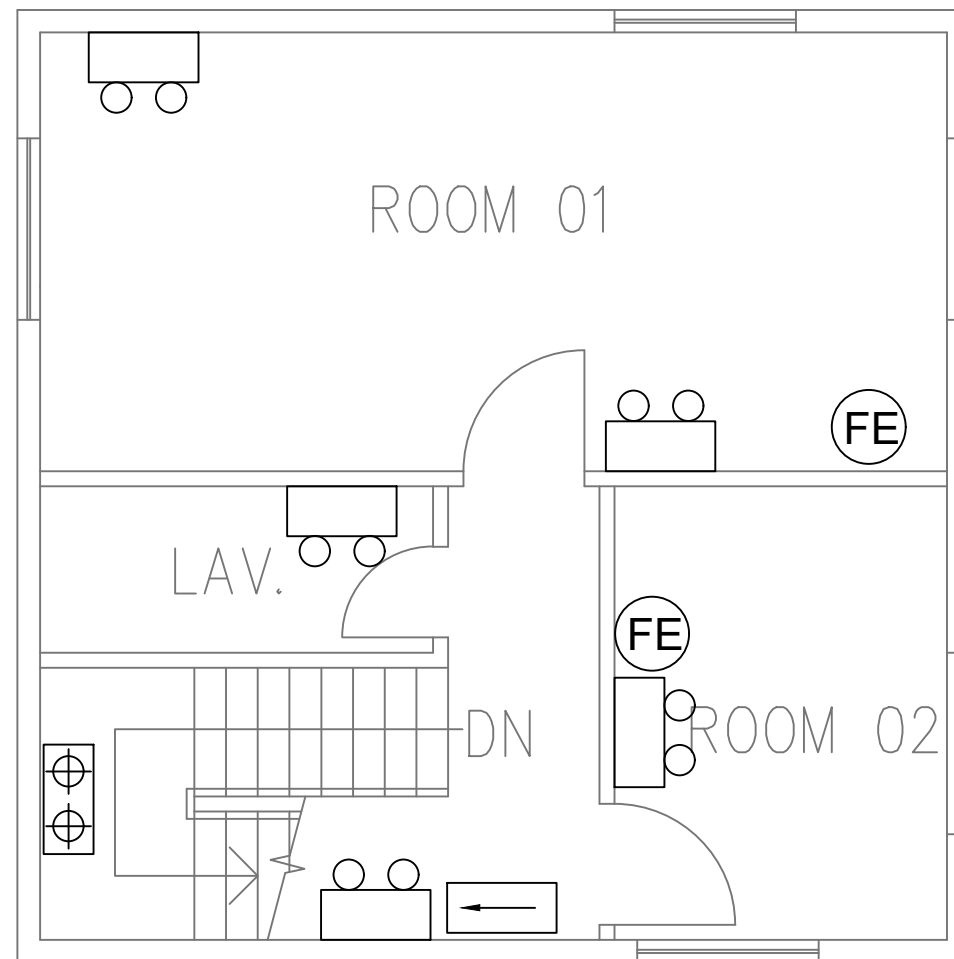
LOT 783 IN D.D. 114, YUEN LONG, NEW TERRITORIES

SITE LOCATION PLAN (N.T.S.)

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| | | |
| INITIAL SUBMISSION | 29/7/2022 | -- |
| DESCRIPTION | DATE | REV. |
| CLIENT : | | |
| F.S.I CONTRACTOR : | | |
| FUNG SHING ELECTRICAL MACHINERY LIMITED | | |
| TEL : (852) 2245 9939 FAX : (852) 3186 3117 | | |
| Address : Workshop No. 62, 9/F., Sino Industrial Plaza, No. 9 Kai Cheung Road, Kowloon Bay, Kowloon | | |
| PROJECT : | | |
| RENOVATION WORKS AT LOT 783 IN D.D. 114, YUEN LONG, NEW TERRITORIES | | |
| TITLE : | | |
| F.S. NOTES, LEGEND, LOCATION PLAN, LOT 783 BLOCK PLAN | | |
| DRAWN BY : | | |
| VICKY | | |
| CHECKED BY : | | |
| SAM | | |
| DRAWING NO : | | |
| FS-01 | | |
| DATE : | | |
| 29/7/2022 | | |
| SCALE : | REVISION : | |
| N.T.S. | -- | |



GROUND FLOOR
LAYOUT PLAN (B1)








FIRST FLOOR
LAYOUT PLAN (B1)

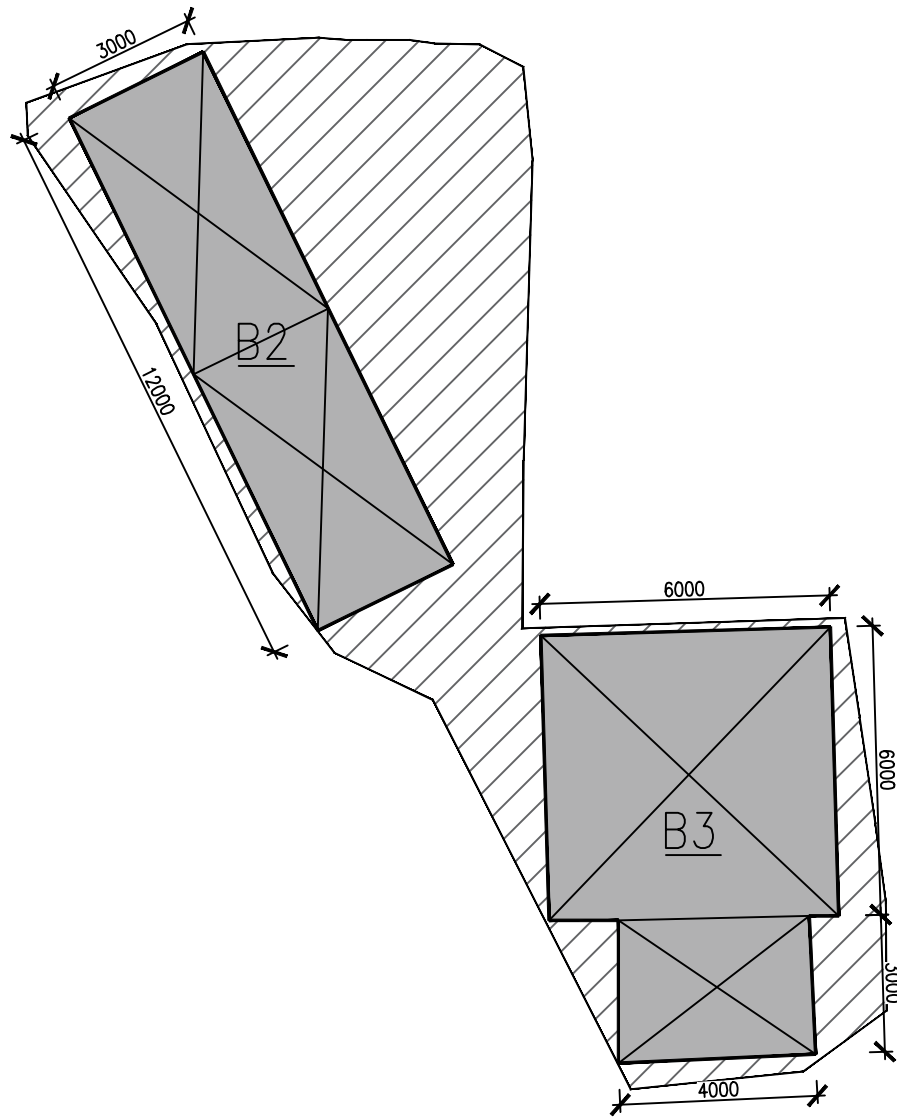
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| INITIAL SUBMISSION | 29/7/2022 | -- |
| DESCRIPTION | DATE | REV. |
| CLIENT : | | |
| F.S.I CONTRACTOR : | | |
| FUNG SHING ELECTRICAL MACHINERY LIMITED TEL : (852) 2245 9939 FAX : (852) 3186 3117 Address : Workshop No. 62, 9/F., Sino Industrial Plaza, No. 9 Kai Cheung Road, Kowloon Bay, Kowloon | | |
| PROJECT : | | |
| RENOVATION WORKS AT LOT 783 IN D.D. 114, YUEN LONG, NEW TERRITORIES | | |
| TITLE : | | |
| GROUND & FIRST FLOOR LAYOUT PLAN (B1) | | |
| DRAWN BY : | | |
| VICKY | | |
| CHECKED BY : | | |
| SAM | | |
| DRAWING NO : | | |
| FS-02 | | |
| DATE : | | |
| 29/7/2022 | | |
| SCALE : | REVISION : | |
| 1:50 | -- | |

F.S. NOTES:

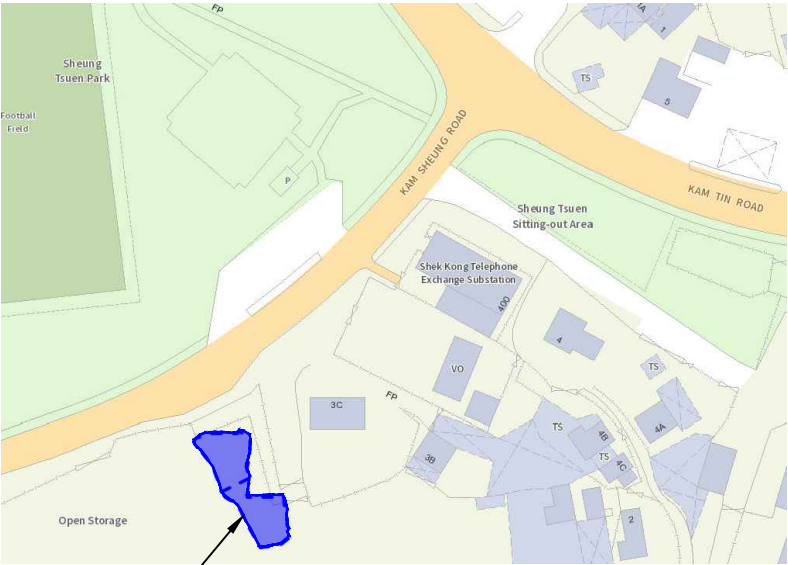
- 1. ALL F.S. SYSTEM TO BE REMAIN UNCHANGED UNLESS OTHERWISE STATED.
- 2. EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1, BS EN 1838.
- 3. EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4. 4KG DRY POWDER PORTABLE FIRE EXTINGUISHERS HAS BEEN PROVIDED.

LEGEND:

-  4KG DRY POWDER PORTABLE FIRE EXTINGUISHER
-  EXIT SIGN
-  SINGLE FACE AND WITH ARROW POINTING
-  EMERGENCY LIGHTING (WALL MOUNT)
-  THE HATCHED AREAS ARE NOT INCLUDED IN THIS SUBMISSION



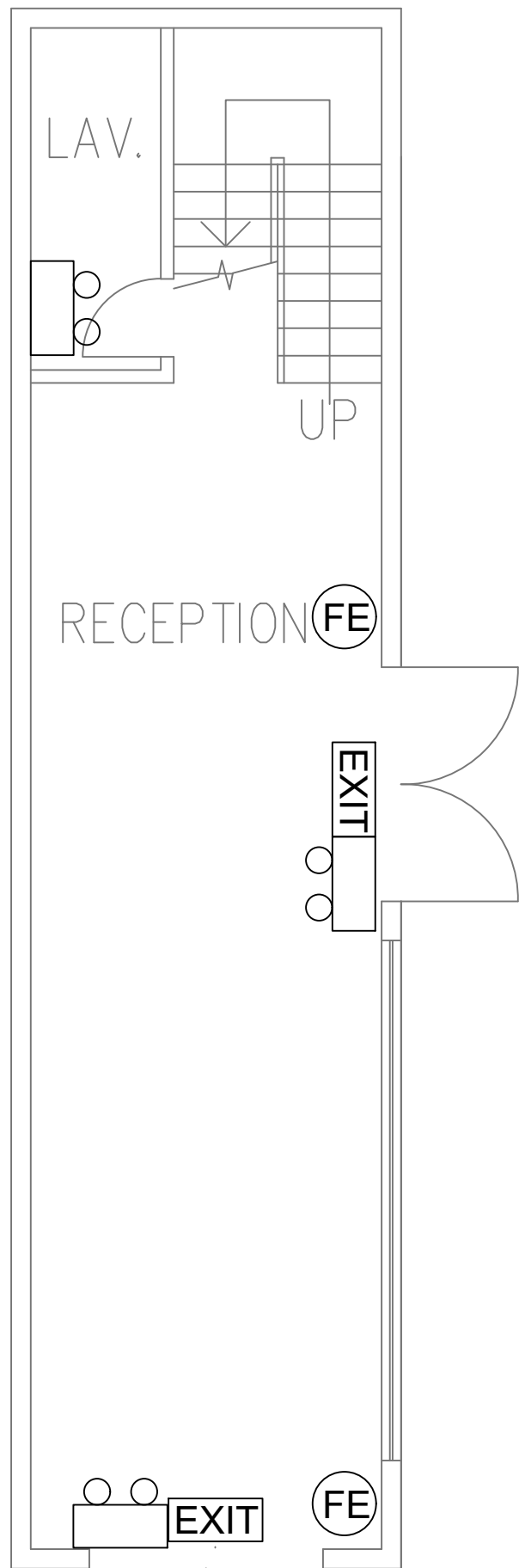
LOT 785 RP(B2) & 785 S.A(B3) BLOCK PLAN (N.T.S.)



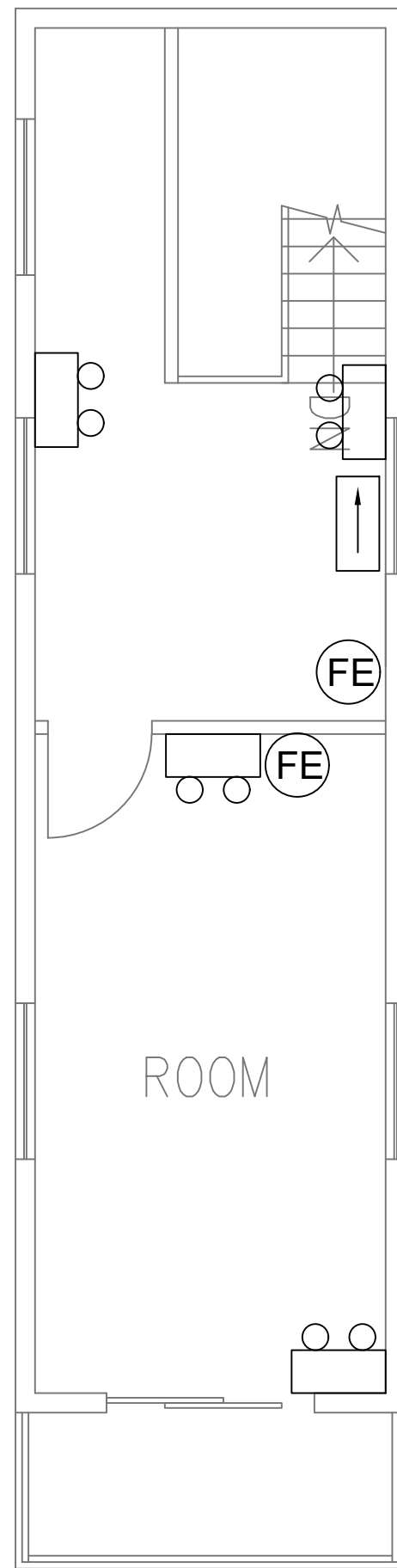
LOT 785 R.P & 785 S.A IN D.D.
114, YUEN LONG, NEW TERRITORIES

SITE LOCATION PLAN (N.T.S.)

| | | |
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| INITIAL SUBMISSION | 29/7/2022 | -- |
| DESCRIPTION | DATE | REV. |
| CLIENT : | | |
| F.S.I CONTRACTOR : | | |
| FUNG SHING ELECTRICAL MACHINERY LIMITED | | |
| TEL : (852) 2245 9939 FAX : (852) 3186 3117 | | |
| Address : Workshop No. 62, 9/F., Sino Industrial Plaza, No. 9 Kai Cheung Road, Kowloon Bay, Kowloon | | |
| PROJECT : | | |
| RENOVATION WORKS AT LOT 785 S.A, 785 RP IN D.D. 114, YUEN LONG, NEW TERRITORIES | | |
| TITLE : | | |
| F.S. NOTES, LEGEND, LOCATION PLAN, LOT 785 R.P (B2) & 785 S.A (B3) BLOCK PLAN | | |
| DRAWN BY : | | |
| VICKY | | |
| CHECKED BY : | | |
| SAM | | |
| DRAWING NO : | | |
| FS-01 | | |
| DATE : | | |
| 29/7/2022 | | |
| SCALE : | REVISION : | |
| N.T.S. | - | |

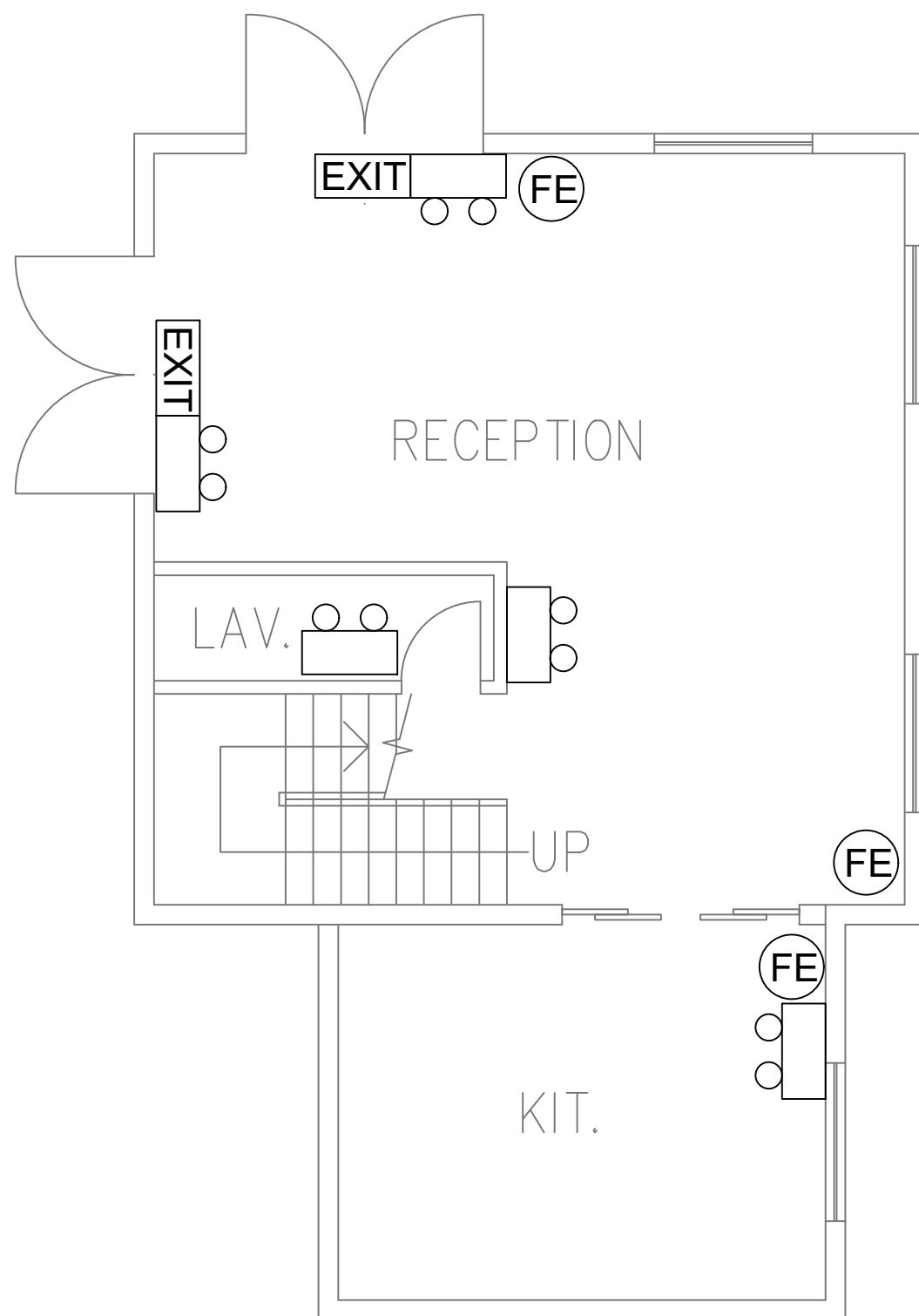


GROUND FLOOR
LAYOUT PLAN (B2)
AREA: 36M²

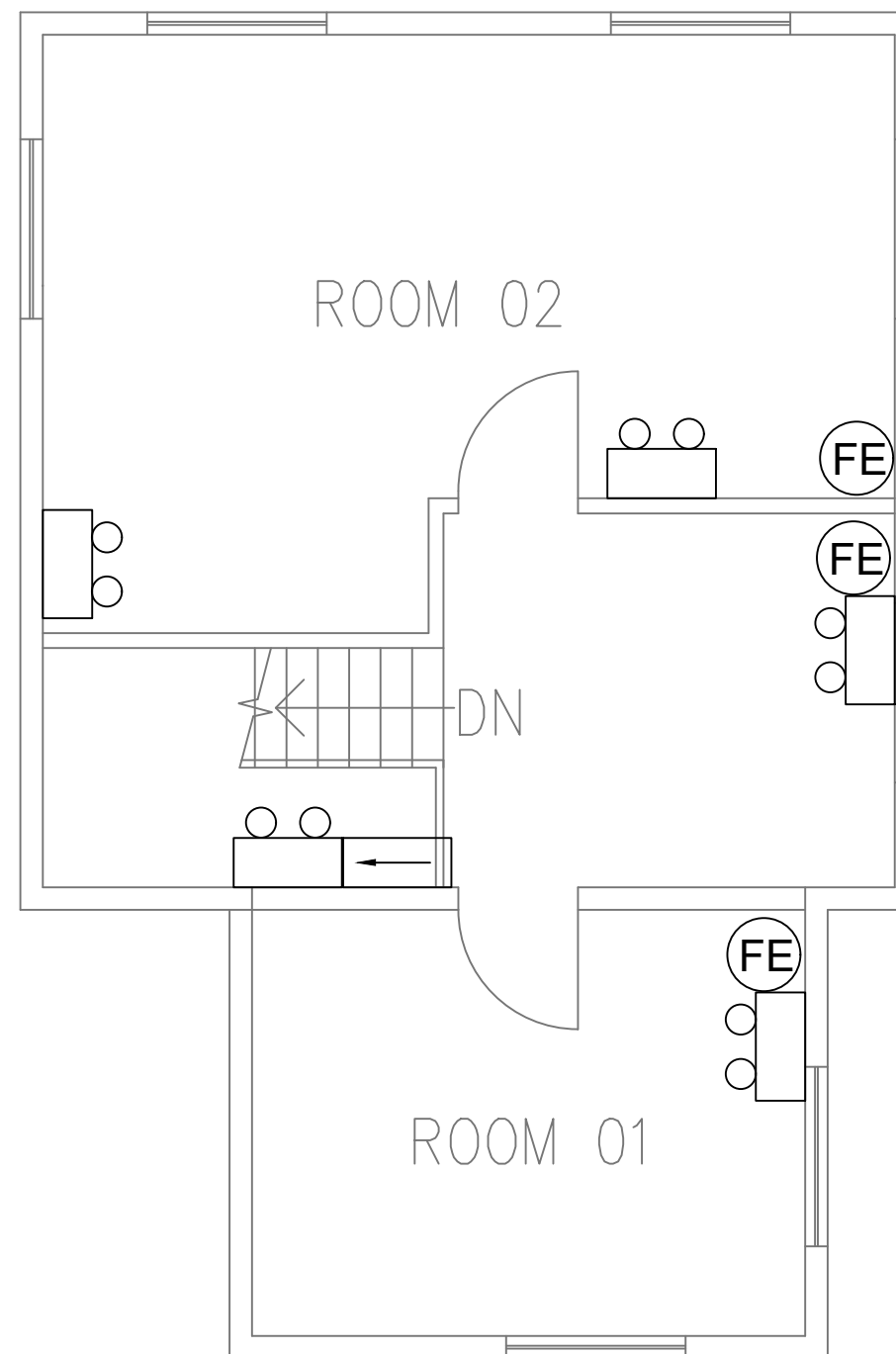


FIRST FLOOR
LAYOUT PLAN (B2)
AREA: 36M²

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|---|--------------|------|
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| | | |
| INITIAL SUBMISSION | 29/7/2022 | -- |
| DESCRIPTION | DATE | REV. |
| CLIENT : | | |
| F.S.I CONTRACTOR : | | |
| FUNG SHING ELECTRICAL MACHINERY LIMITED TEL : (852) 2245 9939 FAX : (852) 3186 3117 Address : Workshop No. 62, 9/F., Sino Industrial Plaza, No. 9 Kai Cheung Road, Kowloon Bay, Kowloon | | |
| PROJECT : | | |
| RENOVATION WORKS AT LOT 785 S.A, 785 RP IN D.D. 114, YUEN LONG, NEW TERRITORIES | | |
| TITLE : | | |
| GROUND & FIRST FLOOR LAYOUT PLAN (B2) | | |
| DRAWN BY : VICKY | | |
| CHECKED BY : SAM | | |
| DRAWING NO : FS-02 | | |
| DATE : 29/7/2022 | | |
| SCALE : 1:50 | REVISION : - | |



GROUND FLOOR
LAYOUT PLAN (B3)
AREA: 44M²



FIRST FLOOR
LAYOUT PLAN (B3)
AREA: 44M²

| | | |
|---|--------------|------|
| | | |
| | | |
| INITIAL SUBMISSION | 29/7/2022 | -- |
| DESCRIPTION | DATE | REV. |
| CLIENT : | | |
| F.S.I CONTRACTOR : | | |
| FUNG SHING ELECTRICAL MACHINERY LIMITED TEL : (852) 2245 9939 FAX : (852) 3186 3117 Address : Workshop No. 62, 9/F., Sino Industrial Plaza, No. 9 Kai Cheung Road, Kowloon Bay, Kowloon | | |
| PROJECT : | | |
| RENOVATION WORKS AT LOT 785 S.A, 785 RP IN D.D. 114, YUEN LONG, NEW TERRITORIES | | |
| TITLE : | | |
| GROUND & FIRST FLOOR LAYOUT PLAN (B3) | | |
| DRAWN BY : VICKY | | |
| CHECKED BY : SAM | | |
| DRAWING NO : FS-03 | | |
| DATE : 29/7/2022 | | |
| SCALE : 1:50 | REVISION : - | |

寄件者: Christian Chim <[REDACTED]>
寄件日期: 2024年08月16日星期五 14:28
收件者: tpbpd/PLAND
副本: Margaret Wai See SZETO/PLAND; Tiffany Cheuk Ting HUI/PLAND; Bon Tang; Matthew Ng; Louis Tse; Danny Ng; Grace Wong
主旨: [Supersede] [FI] S.16 Application No. A/YL-SK/382 - FI to address departmental comments
附件: FI1 for A_YL-SK_382 - RtoC Table (20240812).pdf
類別: Internet Email

Dear Sir,

We write to submit a set of further information to **supersede** our previous submission in the appended email dated 12.8.2024 for the captioned application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

T: (852) [REDACTED] | F: (852) [REDACTED] | M: (852) [REDACTED] | E: [REDACTED]

A: [REDACTED]

Our Ref. : DD114 Lot 783 & VL
Your Ref. : TPB/A/YL-SK/382

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

By Email

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years
in "Village Type Development" Zone,
Lots 783, 785 S.A and 785 RP in D.D.114, Sheung Tsuen, Shek Kong, Yuen Long**

(S.16 Planning Application No. A/YL-SK/382)

We are writing to submit further information to provide clarifications for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) [REDACTED] / [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

cc DPO/FSYLE, PlanD

(Attn.: [REDACTED] email: [REDACTED])
(Attn.: [REDACTED] email: [REDACTED])



(852) [REDACTED]
(852) [REDACTED]



(852) [REDACTED]
[REDACTED]

Responses-to-Comments

Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years in “Village Type Development” Zone

Lots 783, 785 S.A and 785 RP in D.D.114, Sheung Tsuen, Shek Kong, Yuen Long

(Application No. A/YL-SK/382)

(i) The applicant would like to provide clarifications for the proposed development, details are as follows:

- The current application is intended to apply filling of land for the proposed development. The application site (the Site) (i.e. 240m²) has been hard-paved with concrete of not more than 0.2m in depth from +47.7mPD to +47.9mPD (**Plan 1**). The filled area is intended to facilitate a flat surface for site formation of structures. The land filling area is required to meet the operational needs, and the extent of filling has been kept to minimal. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out during the planning approval period.
- The internal layout of the structures is shown in the fire service installations (FSIs) proposal submitted (**Appendix III of supplementary planning statement refers**). Plans are extracted from the FSIs proposal for easy reference (**Annex I**). When compared with the previous approved application (No. A/YL-SK/293), the internal layout of structure B1 is revised by the applicant since the applicant considered the original layout and shape of structure is not financially feasible for erection. The current application is intended to reflect existing site condition. A revised layout plan is provided to show the gross floor area of the proposed structures (**Plan 2**). The applicant will strictly follow the proposed scheme during the planning approval period.
- Two real estate agencies will be operated at the Site, i.e. structure B1 for estate agency A with 76m² (about) and structures B2 and B3 for estate agency B with 168m² (about). Structures within both portions are intended for real estate agency use by the applicant and no uses other than shop and services (real estate agency) will be permitted within the site. Please also be affirmed that no domestic uses will be taking place within the structures, staff are required to leave the Site after operation hours.

(ii) A R-to-C table:

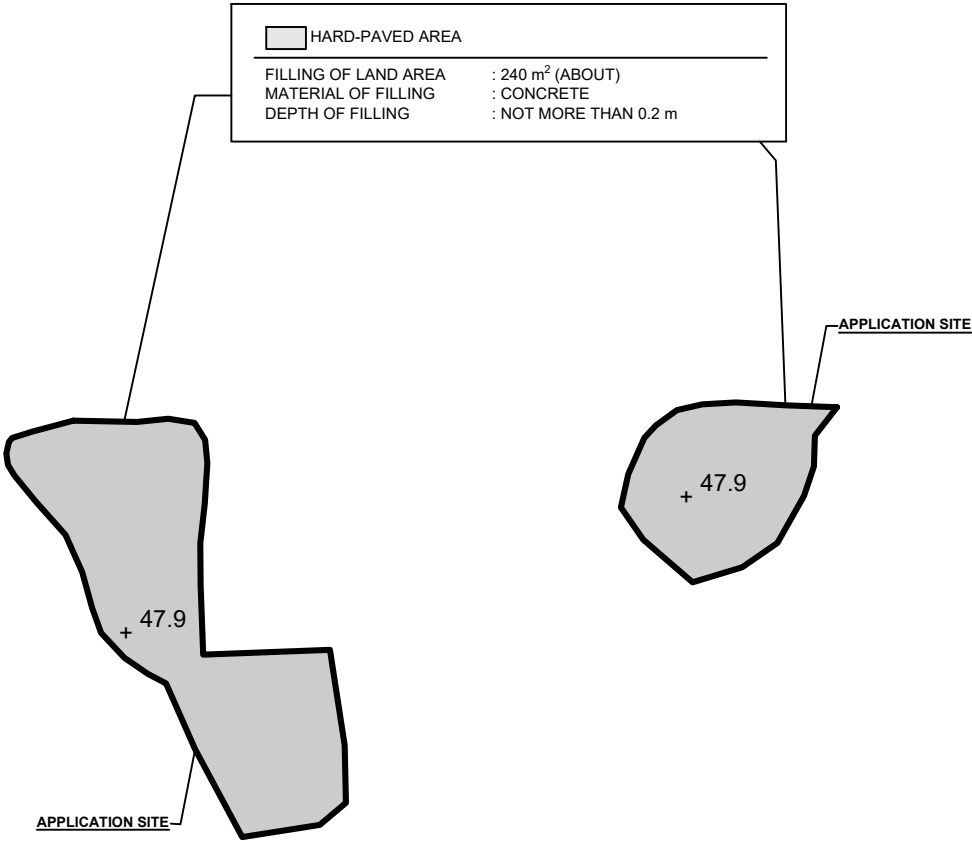
| Departmental Comments | | Applicant's Responses |
|---|---|---|
| 1. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel: 2399 2421) | | |
| (a) | The applicant should confirm no parking and loading / unloading considering the | As the Site is in proximity to Kam Sheung Road which is well served by public transportation, all |

| | | |
|-----|--|---|
| | commute of staff / visitors and logistics; and | staff and visitors will be arriving the Site by public transport to Kam Sheung Road then walk to the Site. The applicant has been using the same traffic arrangement for the previous application (No. A/YL-SK/293) and is workable. Please be affirmed that there will be no parking and loading / unloading spaces will be provided at the site. No vehicle is allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. |
| (b) | The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department. | Noted. |

PAVED RATIO OF THE APPLICATION SITE

| | | |
|--------------------------|--|---------|
| APPLICATION SITE AREA | : 240 m ² | (ABOUT) |
| COVERED BY STRUCTURE | : 122 m ² | (ABOUT) |
| EXISTING HARD-PAVED AREA | : 240 m ² | (ABOUT) |
| DEPTH OF LAND FILLING | : NOT MORE THAN 0.2 m | |
| EXISTING SITE LEVELS | : +47.9 mPD (ABOUT) | |
| MATERIAL OF LAND FILLING | : CONCRETE | |
| USE | : SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE | |

*NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE APPLICATION SITE AFTER PLANNING APPROVAL HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



LEGEND

- APPLICATION SITE
- LAND FILLING AREA
- +47.9 SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

NORTH

PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOTS 783, 785 S.A AND 785 RP IN D.D. 114, SHEUNG TSUEN, SHEK KONG, YUEN LONG

SCALE

1 : 400 @ A4

| | |
|-------------|----------|
| DRAWN BY | DATE |
| LT | 8.8.2024 |
| REVISED BY | DATE |
| APPROVED BY | DATE |

DWG. TITLE

FILLING OF LAND

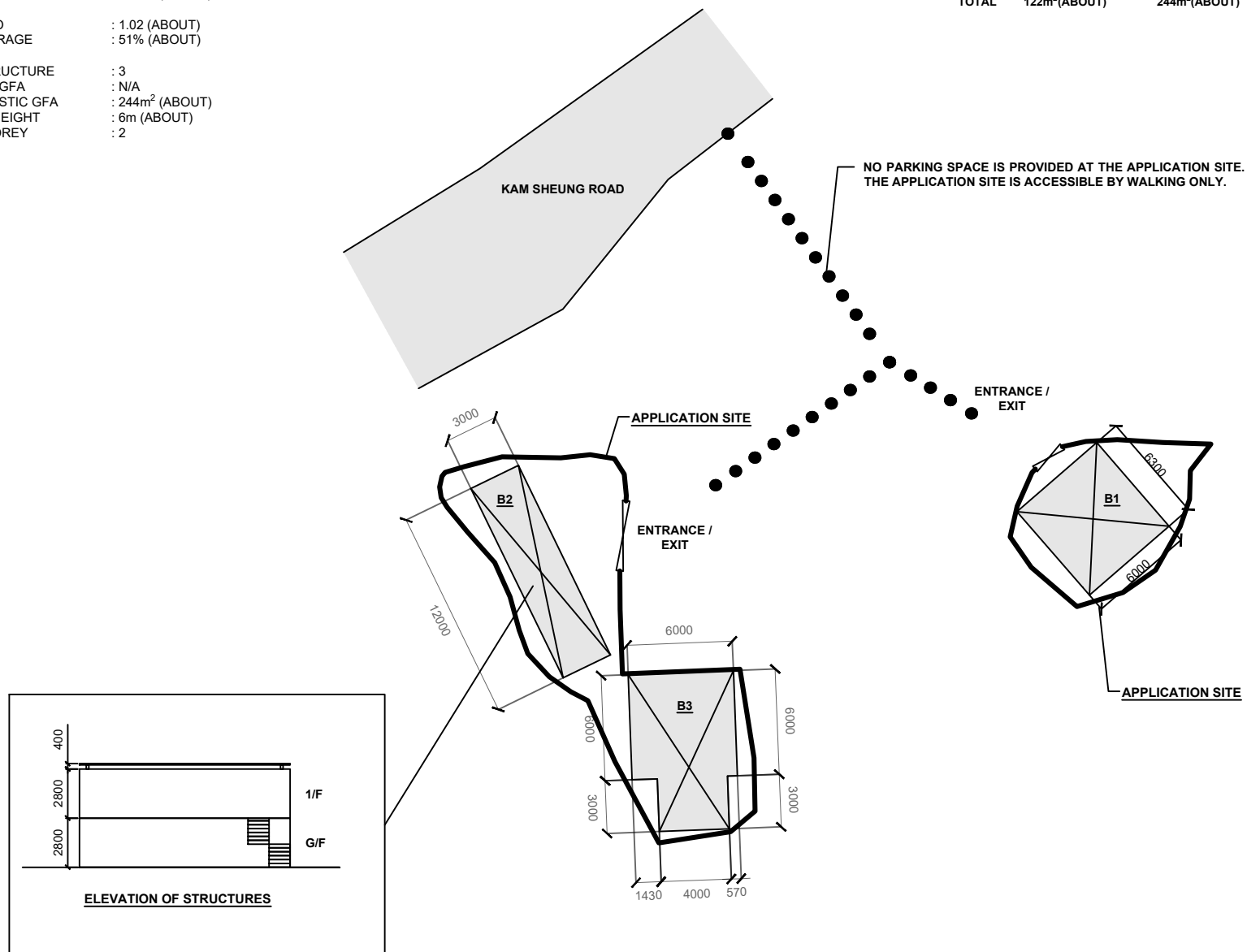
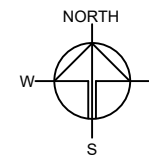
| | |
|---------|------|
| DWG NO. | VER. |
| PLAN 1 | 001 |

APPLICATION SITE AREA : 240m² (ABOUT)
COVERED AREA : 122m² (ABOUT)
UNCOVERED AREA : 118m² (ABOUT)

PLOT RATIO : 1.02 (ABOUT)
SITE COVERAGE : 51% (ABOUT)

NO. OF STRUCTURE : 3
DOMESTIC GFA : N/A
NON-DOMESTIC GFA : 244m² (ABOUT)
BUILDING HEIGHT : 6m (ABOUT)
NO. OF STOREY : 2

| STRUCTURE | PROPOSED USE | COVERED AREA | GFA | BUILDING HEIGHT |
|-----------|---------------|---------------------------|---------------------------|----------------------|
| B1 | ESTATE AGENCY | 38m ² (ABOUT) | 76m ² (ABOUT) | 6m (ABOUT)(2-STOREY) |
| B2 | ESTATE AGENCY | 36m ² (ABOUT) | 72m ² (ABOUT) | 6m (ABOUT)(2-STOREY) |
| B3 | ESTATE AGENCY | 48m ² (ABOUT) | 96m ² (ABOUT) | 6m (ABOUT)(2-STOREY) |
| TOTAL | | 122m ² (ABOUT) | 244m ² (ABOUT) | |



 APPLICATION SITE
 STRUCTURE
 ENTRANCE / EXIT

| |
|---------------------|
| PLANNING CONSULTANT |
|---------------------|



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES FOR A PERIOD
OF 5 YEARS

SITE LOCATION

LOTS 783, 785 S.A AND 785 RP IN
D.D. 114, SHEUNG TSUEN, SHEK
KONG, YUEN LONG

SCALE

1 : 350 @ A4

DRAWN BY

MN

REVISÉD BY

1

APPROVED

1. **Introduction**

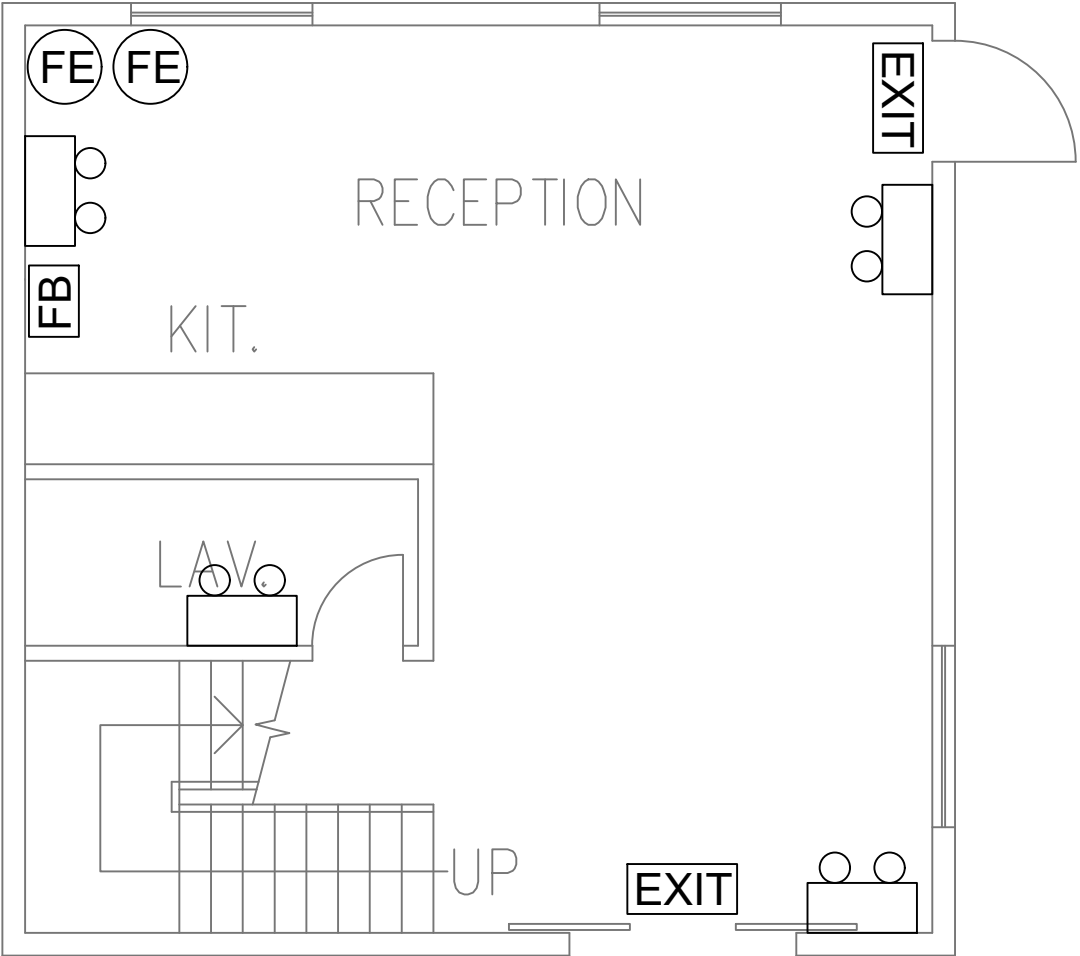
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| DWG. TITLE |
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LAYOUT PLAN

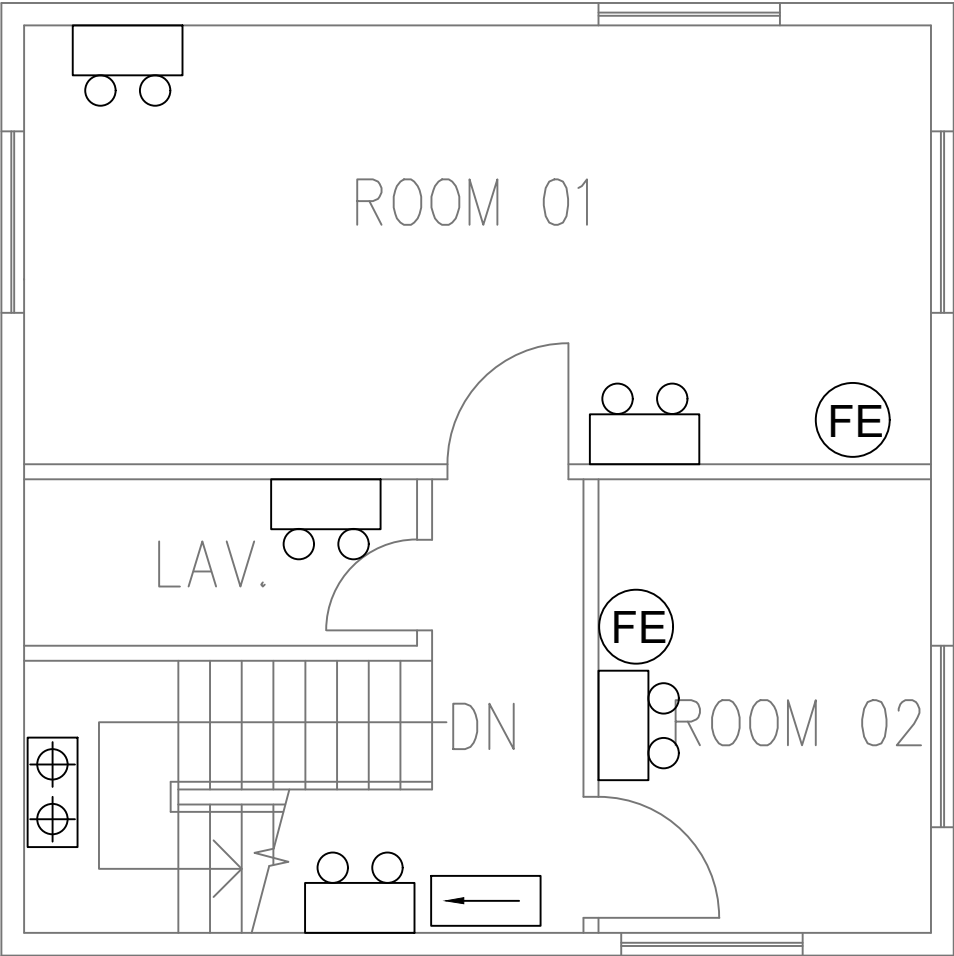
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| DMG NO. | |
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VER

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

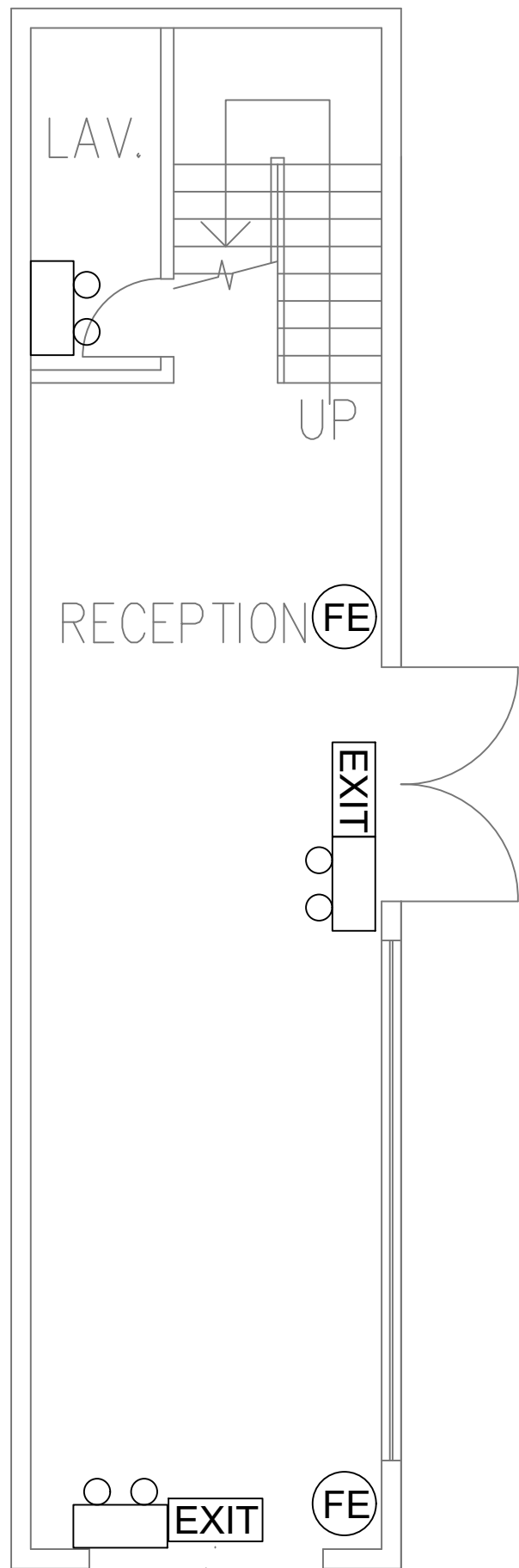


GROUND FLOOR
LAYOUT PLAN (B1)

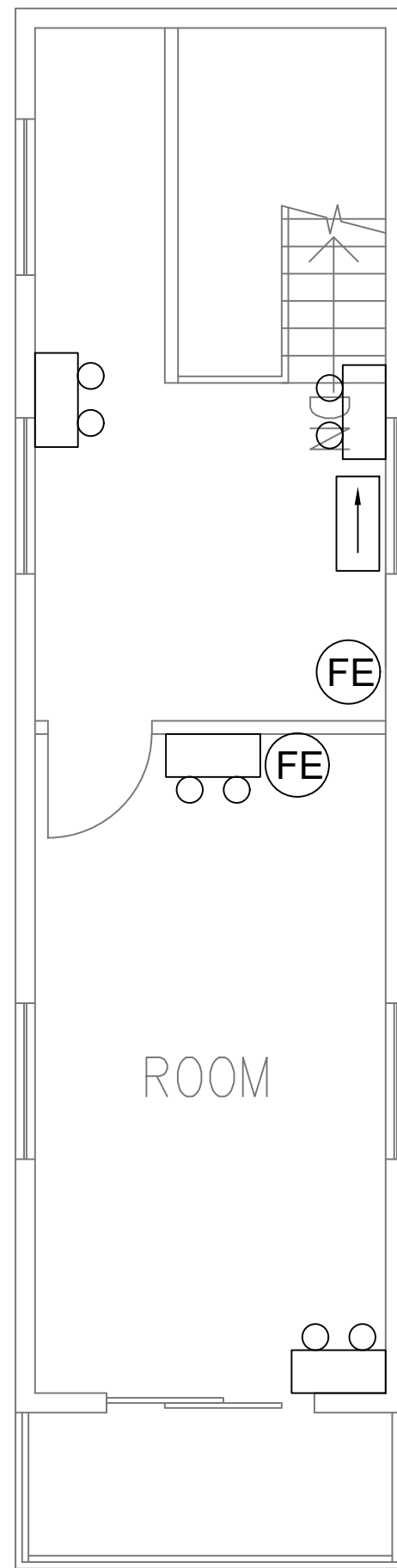


FIRST FLOOR
LAYOUT PLAN (B1)

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| INITIAL SUBMISSION | 29/7/2022 | -- |
| DESCRIPTION | DATE | REV. |
| CLIENT : | | |
| F.S.I CONTRACTOR : | | |
| FUNG SHING ELECTRICAL MACHINERY LIMITED | | |
| TEL : (852) 2245 9939 FAX : (852) 3186 3117 Address : Workshop No. 62, 9/F., Sino Industrial Plaza, No. 9 Kai Cheung Road, Kowloon Bay, Kowloon | | |
| PROJECT : | | |
| RENOVATION WORKS AT LOT 783 IN D.D. 114, YUEN LONG, NEW TERRITORIES | | |
| TITLE : | | |
| GROUND & FIRST FLOOR LAYOUT PLAN (B1) | | |
| DRAWN BY : | | |
| VICKY | | |
| CHECKED BY : | | |
| SAM | | |
| DRAWING NO : | | |
| FS-02 | | |
| DATE : | | |
| 29/7/2022 | | |
| SCALE : | REVISION : | |
| 1:50 | -- | |

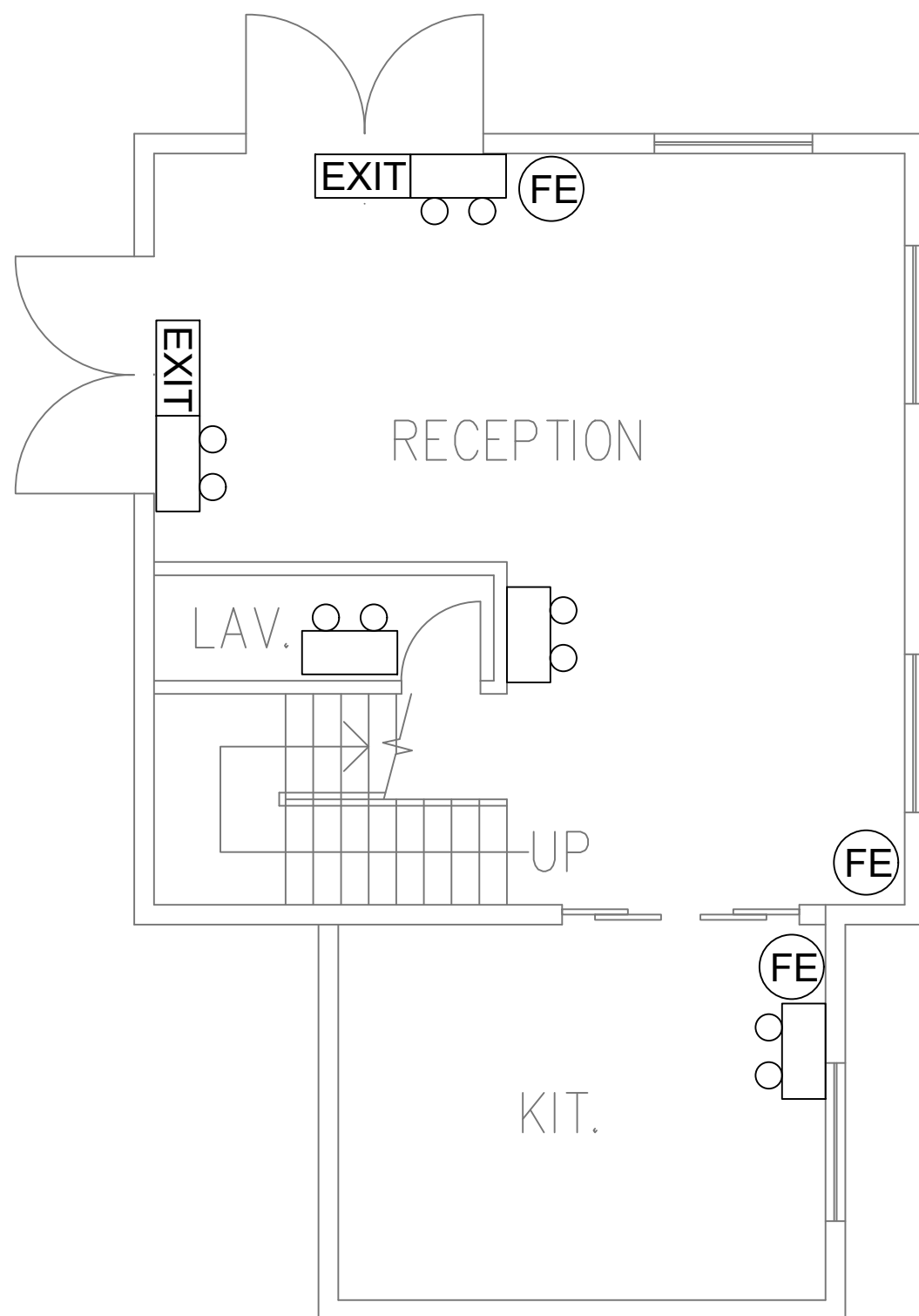


GROUND FLOOR
LAYOUT PLAN (B2)
AREA: 36M²

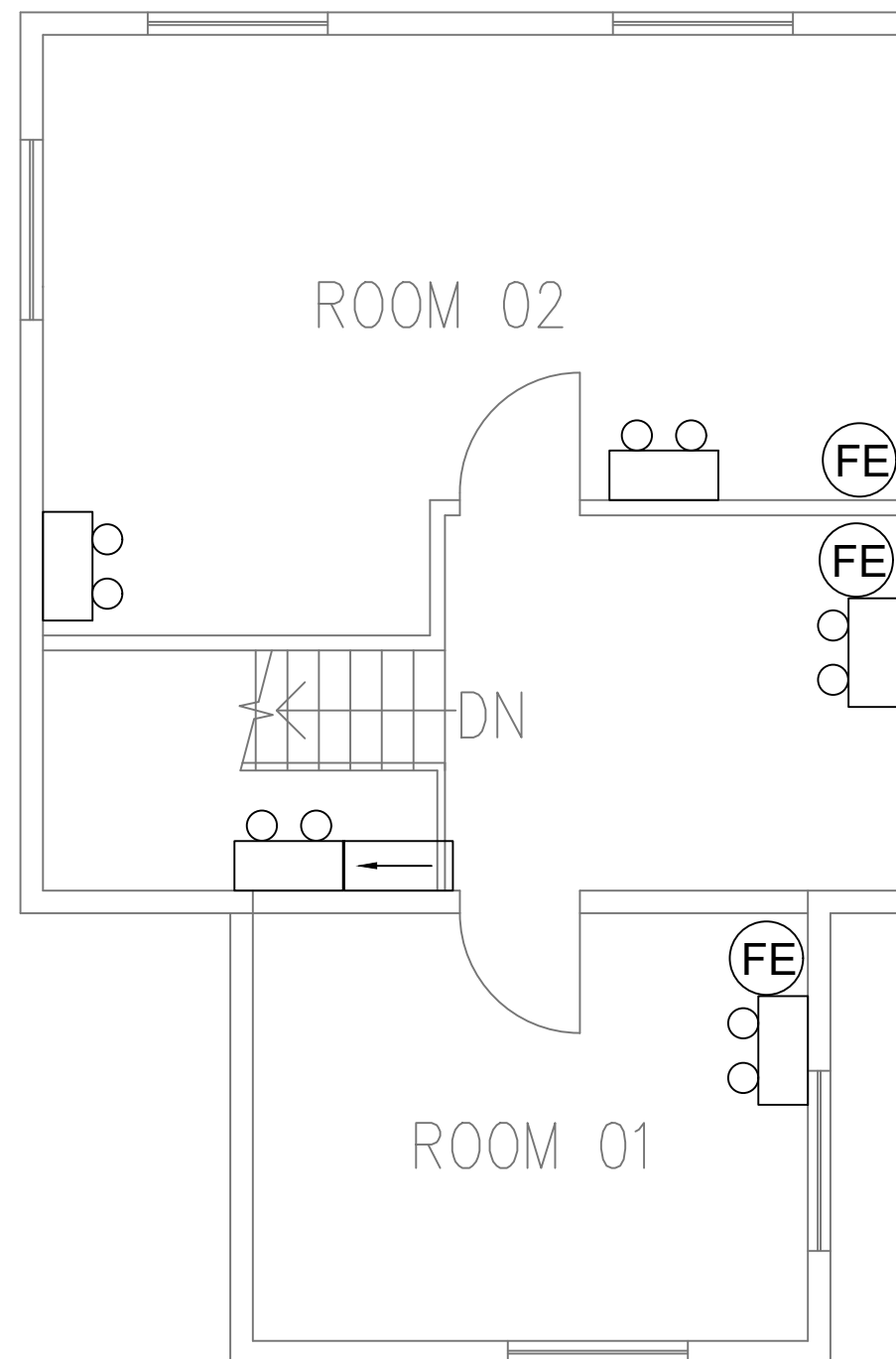


FIRST FLOOR
LAYOUT PLAN (B2)
AREA: 36M²

| | | |
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| INITIAL SUBMISSION | 29/7/2022 | -- |
| DESCRIPTION | DATE | REV. |
| CLIENT : | | |
| F.S.I CONTRACTOR : | | |
| FUNG SHING ELECTRICAL MACHINERY LIMITED TEL : (852) 2245 9939 FAX : (852) 3186 3117 Address : Workshop No. 62, 9/F., Sino Industrial Plaza, No. 9 Kai Cheung Road, Kowloon Bay, Kowloon | | |
| PROJECT : | | |
| RENOVATION WORKS AT LOT 785 S.A, 785 RP IN D.D. 114, YUEN LONG, NEW TERRITORIES | | |
| TITLE : | | |
| GROUND & FIRST FLOOR LAYOUT PLAN (B2) | | |
| DRAWN BY : VICKY | | |
| CHECKED BY : SAM | | |
| DRAWING NO : FS-02 | | |
| DATE : 29/7/2022 | | |
| SCALE : 1:50 | REVISION : - | |



GROUND FLOOR
LAYOUT PLAN (B3)
AREA: 44M²



FIRST FLOOR
LAYOUT PLAN (B3)
AREA: 44M²

| | | |
|---|--------------|------|
| | | |
| | | |
| INITIAL SUBMISSION | 29/7/2022 | -- |
| DESCRIPTION | DATE | REV. |
| CLIENT : | | |
| F.S.I CONTRACTOR : | | |
| FUNG SHING ELECTRICAL MACHINERY LIMITED TEL : (852) 2245 9939 FAX : (852) 3186 3117 Address : Workshop No. 62, 9/F., Sino Industrial Plaza, No. 9 Kai Cheung Road, Kowloon Bay, Kowloon | | |
| PROJECT : | | |
| RENOVATION WORKS AT LOT 785 S.A, 785 RP IN D.D. 114, YUEN LONG, NEW TERRITORIES | | |
| TITLE : | | |
| GROUND & FIRST FLOOR LAYOUT PLAN (B3) | | |
| DRAWN BY : VICKY | | |
| CHECKED BY : SAM | | |
| DRAWING NO : FS-03 | | |
| DATE : 29/7/2022 | | |
| SCALE : 1:50 | REVISION : - | |

寄件者: Danny Ng <[REDACTED]>
寄件日期: 2024年08月28日星期三 10:18
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: [FI] S.16 Application No. A/YL-SK/382 - FI to address departemntal comments
附件: FI2 for A_YL-SK_382 (20240828).pdf
類別: Internet Email

Dear Sir,

Attached herewith the further information to address departmental comments of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Danny NG | Assistant Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

T: [REDACTED] | F: [REDACTED] | M: [REDACTED] | E: [REDACTED]

A: [REDACTED]

Our Ref. : DD114 Lot 783 & VL
Your Ref. : TPB/A/YL-SK/382

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

By Email

28 August 2024

Dear Sir,

2nd Further Information

**Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years
in "Village Type Development" Zone,
Lots 783, 785 S.A and 785 RP in D.D.114, Sheung Tsuen, Shek Kong, Yuen Long**

(S.16 Planning Application No. A/YL-SK/382)

We are writing to submit further information to address departmental comments of the subject application, details are as follows:

- (i) A new fire service installations proposal (FSIs) is provided by the applicant (**Annex I**). Please be noted that the enclosed FSIs proposal is the same proposal of the previous planning application No. A/YL-SK/293, which was considered acceptable by the Director of Fire Services on 19/09/2022.

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Danny NG
Assistant Town Planner

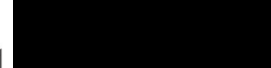
cc DPO/FSYLE, PlanD

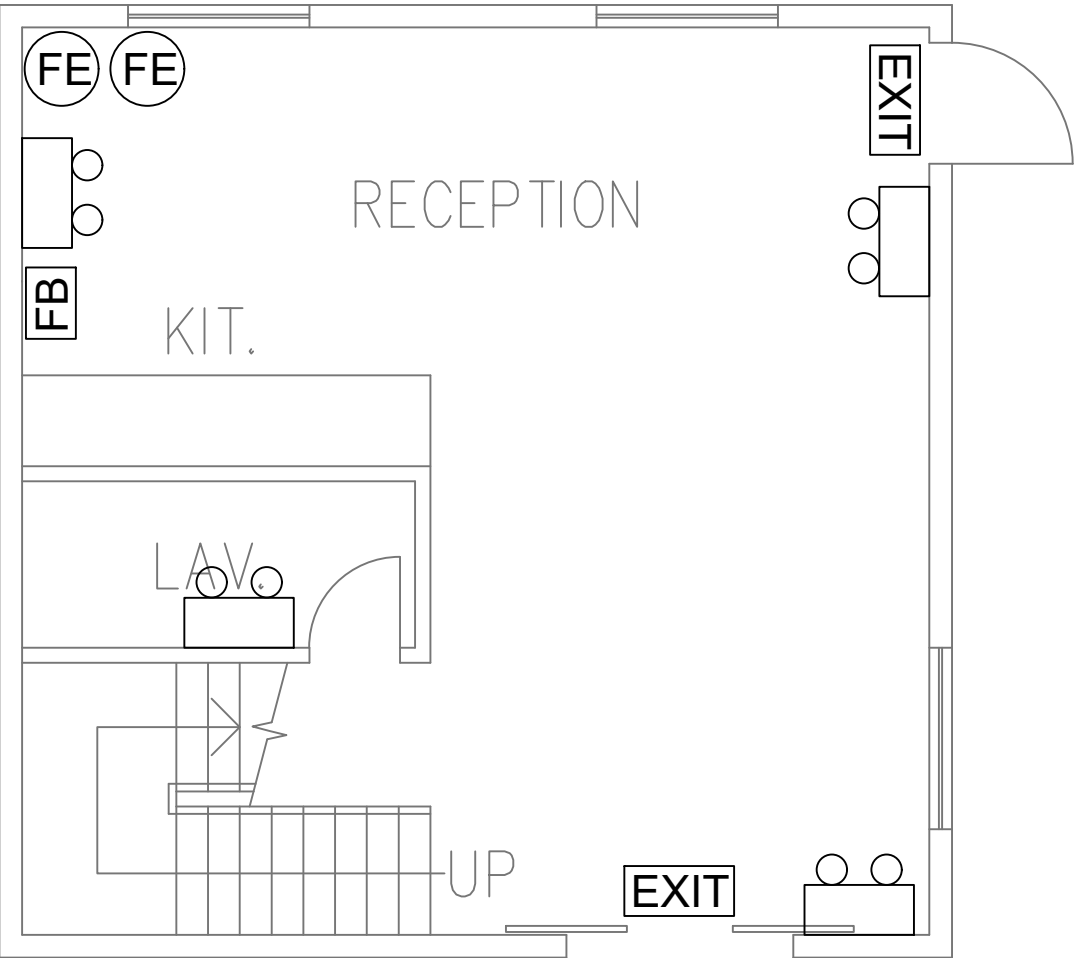
(Attn.: Ms. Margaret SZETO
(Attn.: Ms. Tiffany HUI

email: [REDACTED])
email: [REDACTED])

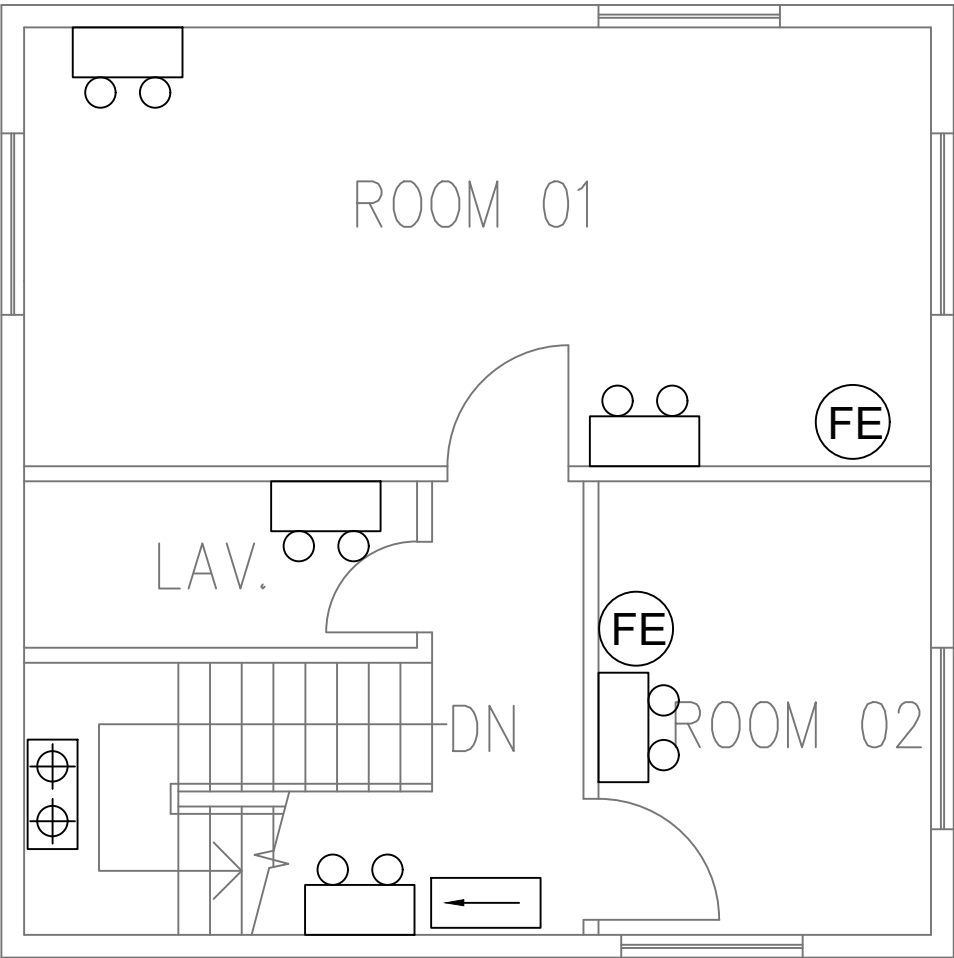


(852) [REDACTED]
(852) [REDACTED]





GROUND FLOOR
LAYOUT PLAN (B1)








FIRST FLOOR
LAYOUT PLAN (B1)

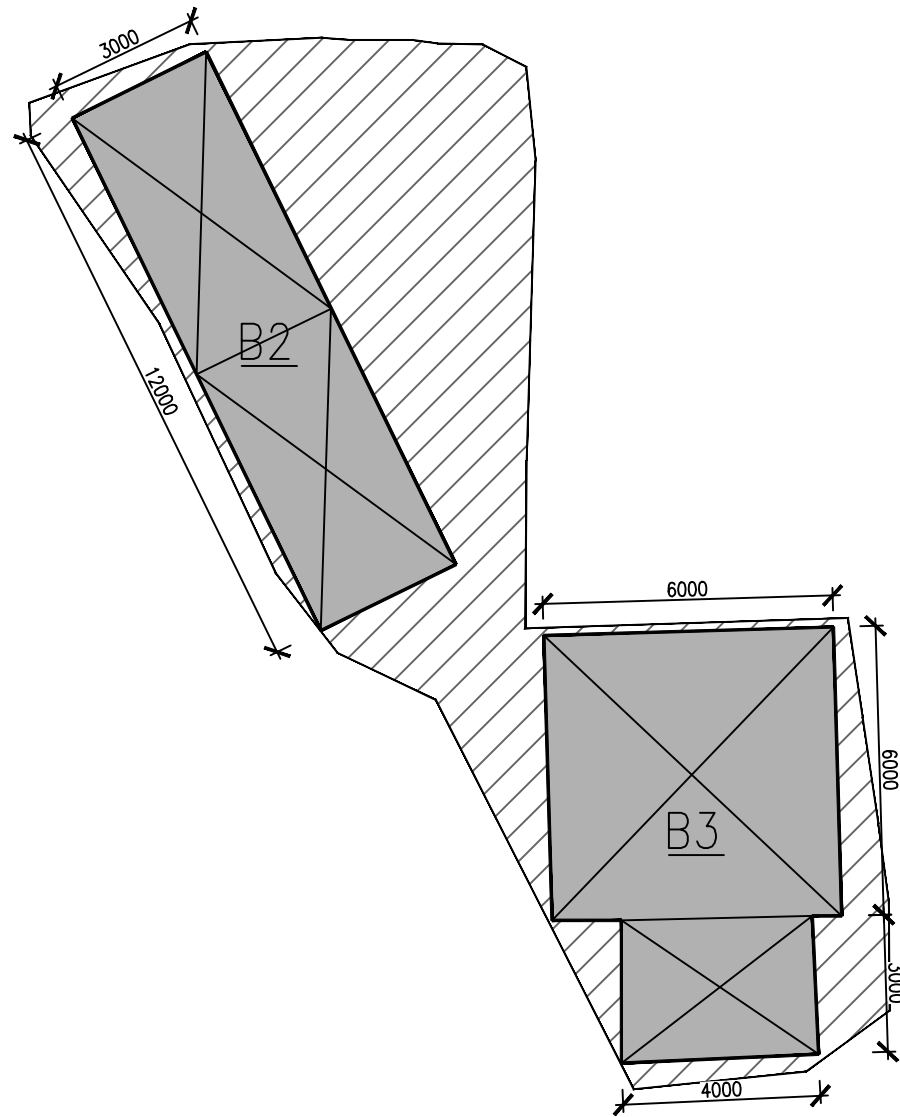
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| INITIAL SUBMISSION | 29/7/2022 | -- |
| DESCRIPTION | DATE | REV. |
| CLIENT : | | |
| F.S.I CONTRACTOR : | | |
| FUNG SHING ELECTRICAL MACHINERY LIMITED | | |
| TEL : [REDACTED] | | |
| Address : [REDACTED] | | |
| PROJECT : | | |
| RENOVATION WORKS AT LOT 783 IN D.D. 114, YUEN LONG, NEW TERRITORIES | | |
| TITLE : | | |
| GROUND & FIRST FLOOR LAYOUT PLAN (B1) | | |
| DRAWN BY : | | |
| VICKY | | |
| CHECKED BY : | | |
| SAM | | |
| DRAWING NO : | | |
| FS-02 | | |
| DATE : | | |
| 17/6/2024 | | |
| SCALE : | REVISION : | |
| 1:50 | -- | |

F.S. NOTES:

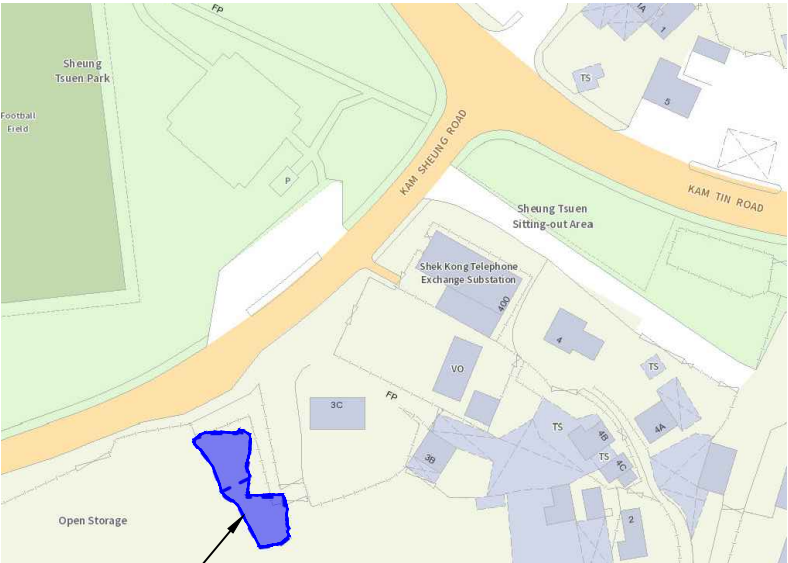
- 1. ALL F.S. SYSTEM TO BE REMAIN UNCHANGED UNLESS OTHERWISE STATED.
- 2. EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1, BS EN 1838.
- 3. EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4. 4KG DRY POWDER PORTABLE FIRE EXTINGUISHERS HAS BEEN PROVIDED.

LEGEND:

-  4KG DRY POWDER PORTABLE FIRE EXTINGUISHER
-  EXIT SIGN
-  SINGLE FACE AND WITH ARROW POINTING
-  EMERGENCY LIGHTING (WALL MOUNT)
-  THE HATCHED AREAS ARE NOT INCLUDED IN THIS SUBMISSION



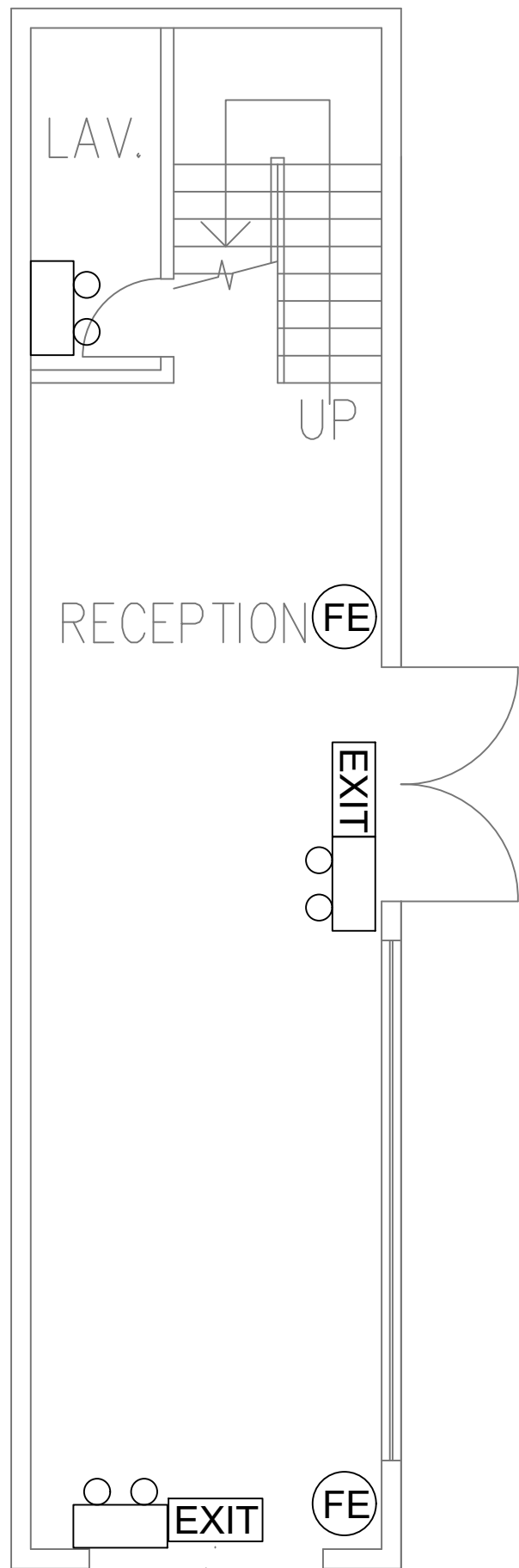
LOT 785 RP(B2) & 785 S.A(B3) BLOCK PLAN (N.T.S.)



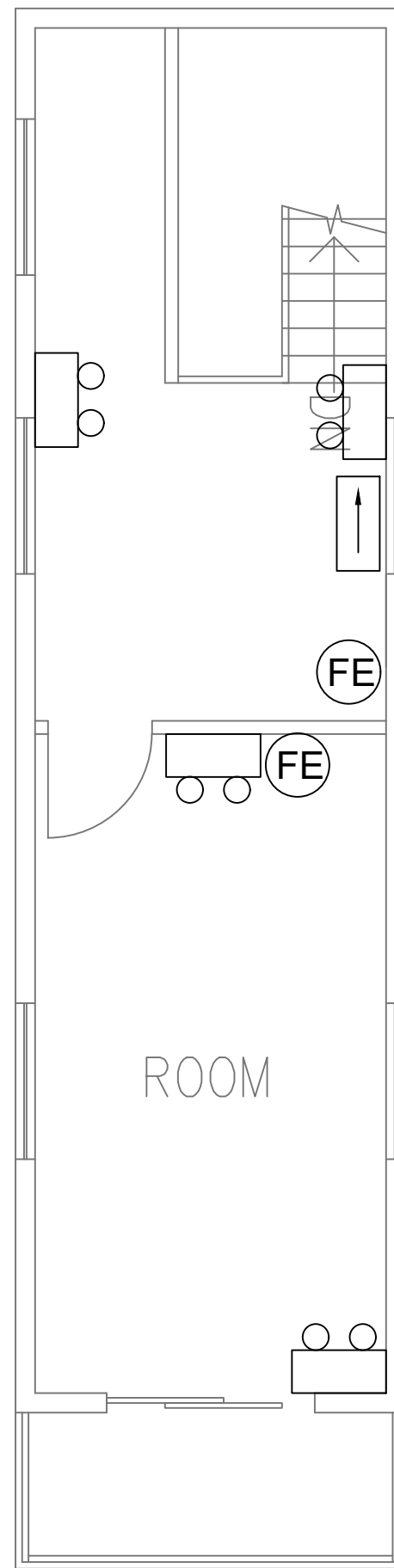
LOT 785 R.P & 785 S.A IN D.D.
114, YUEN LONG, NEW TERRITORIES

SITE LOCATION PLAN (N.T.S.)

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| | | |
| INITIAL SUBMISSION | 29/7/2022 | -- |
| DESCRIPTION | DATE | REV. |
| CLIENT : | | |
| F.S.I CONTRACTOR : | | |
| FUNG SHING ELECTRICAL MACHINERY LIMITED | | |
| TEL : [REDACTED] | | |
| Address : [REDACTED] | | |
| PROJECT : | | |
| RENOVATION WORKS AT LOT 785 S.A, 785 RP IN D.D. 114, YUEN LONG, NEW TERRITORIES | | |
| TITLE : | | |
| F.S. NOTES, LEGEND, LOCATION PLAN, LOT 785 R.P (B2) & 785 S.A (B3) BLOCK PLAN | | |
| DRAWN BY : VICKY | | |
| CHECKED BY : SAM | | |
| DRAWING NO : FS-01 | | |
| DATE : 17/6/2024 | | |
| SCALE : N.T.S. | REVISION : - | |

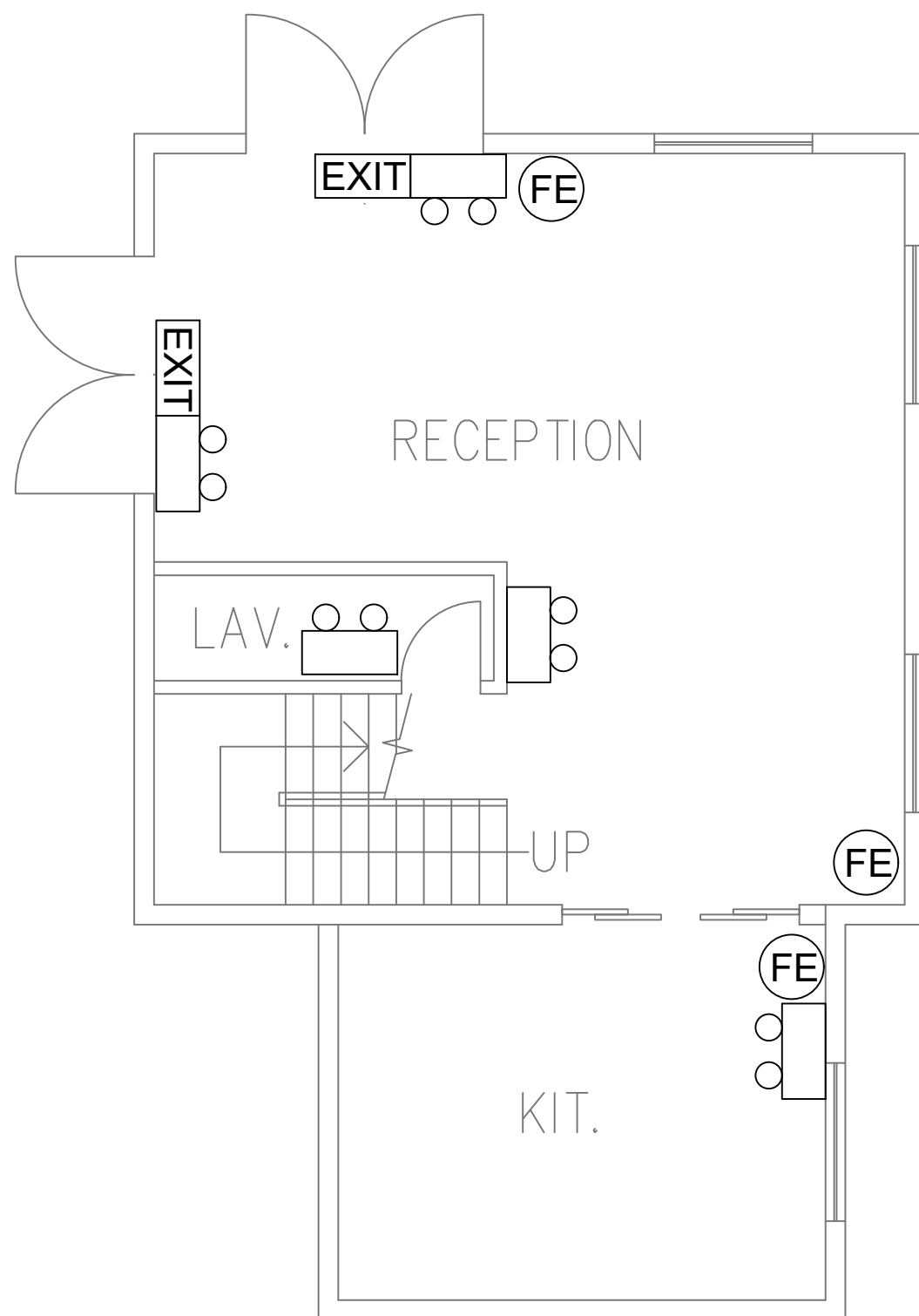


GROUND FLOOR
LAYOUT PLAN (B2)
AREA: 36M²

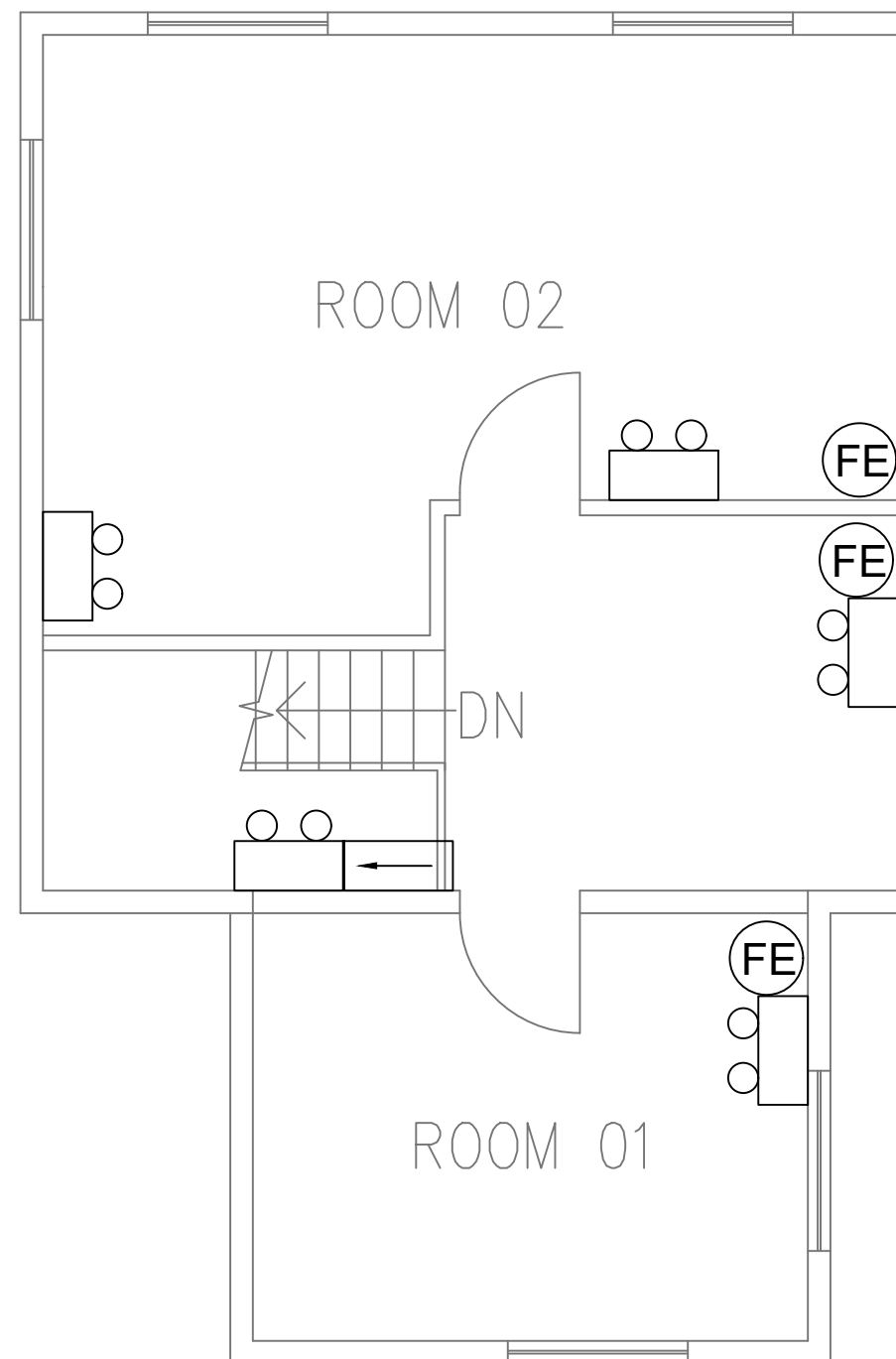


FIRST FLOOR
LAYOUT PLAN (B2)
AREA: 36M²

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| INITIAL SUBMISSION | 29/7/2022 | -- |
| DESCRIPTION | DATE | REV. |
| CLIENT : | | |
| F.S.I CONTRACTOR : | | |
| FUNG SHING ELECTRICAL MACHINERY LIMITED | | |
| TEL : [REDACTED] | | |
| Address : [REDACTED] | | |
| PROJECT : | | |
| RENOVATION WORKS AT LOT 785 S.A, 785 RP IN D.D. 114, YUEN LONG, NEW TERRITORIES | | |
| TITLE : | | |
| GROUND & FIRST FLOOR LAYOUT PLAN (B2) | | |
| DRAWN BY : VICKY | | |
| CHECKED BY : SAM | | |
| DRAWING NO : FS-02 | | |
| DATE : 17/6/2024 | | |
| SCALE : 1:50 | REVISION : - | |



GROUND FLOOR
LAYOUT PLAN (B3)
AREA: 44M²



FIRST FLOOR
LAYOUT PLAN (B3)
AREA: 44M²

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| | | |
| INITIAL SUBMISSION | 29/7/2022 | -- |
| DESCRIPTION | DATE | REV. |
| CLIENT : | | |
| F.S.I CONTRACTOR : | | |
| FUNG SHING ELECTRICAL MACHINERY LIMITED | | |
| TEL : [REDACTED] | | |
| Address : [REDACTED] | | |
| PROJECT : | | |
| RENOVATION WORKS AT LOT 785 S.A, 785 RP IN D.D. 114, YUEN LONG, NEW TERRITORIES | | |
| TITLE : | | |
| GROUND & FIRST FLOOR LAYOUT PLAN (B3) | | |
| DRAWN BY : VICKY | | |
| CHECKED BY : SAM | | |
| DRAWING NO : FS-03 | | |
| DATE : 17/6/2024 | | |
| SCALE : 1:50 | REVISION : - | |