

2024年 12月 31日

Appendix I of RNTPC
Paper No. A/YL-SK/404

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。

The application received on 31 DEC 2024
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

240 2907

5/12

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17C-SK1404
	Date Received 收到日期	31 DEC 2024

- 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)

Rich Tone Management Limited 盈通管理有限公司

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 288 RP (Part) in D.D. 112, Shek Kong, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 405 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 221 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 OZP No.: S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Shop and Services (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
23/10/2024 - 06/11/2024 (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 12/11/2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立法法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別				
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)				
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services with Ancillary Workshop for a Period of 3 Years and Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)			
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月			
(c) Development Schedule 發展細節表				
Proposed uncovered land area 擬議露天土地面積	184sq.m <input checked="" type="checkbox"/> About 約			
Proposed covered land area 擬議有上蓋土地面積	221sq.m <input checked="" type="checkbox"/> About 約			
Proposed number of buildings/structures 擬議建築物/構築物數目	3			
Proposed domestic floor area 擬議住用樓面面積	N/Asq.m <input type="checkbox"/> About 約			
Proposed non-domestic floor area 擬議非住用樓面面積	221sq.m <input checked="" type="checkbox"/> About 約			
Proposed gross floor area 擬議總樓面面積	221sq.m <input checked="" type="checkbox"/> About 約			
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)				
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES & OFFICE	130 m ² (ABOUT)	130 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
B2	PORTABLE TOILET	4m ² (ABOUT)	4 m ² (ABOUT)	2.5 m (ABOUT)(1-STORY)
B3	STORAGE OF GOODS, METER ROOM ANCILLARY WORKSHOP	87 m ² (ABOUT)	87 m ² (ABOUT)	4 m (ABOUT)(1-STORY)
TOTAL		221 m ² (ABOUT)	221 m ² (ABOUT)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目				
Private Car Parking Spaces 私家車車位	3			
Motorcycle Parking Spaces 電單車車位	N/A			
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A			
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A			
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A			
Others (Please Specify) 其他 (請列明)			
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目				
Taxi Spaces 的士車位	N/A			
Coach Spaces 旅遊巴車位	N/A			
Light Goods Vehicle Spaces 輕型貨車車位	N/A			
Medium Goods Vehicle Spaces 中型貨車車位	N/A			
Heavy Goods Vehicle Spaces 重型貨車車位	N/A			
Others (Please Specify) 其他 (請列明)			

Proposed operating hours 擬議營運時間 09:00 to 19:00 daily, including public holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Kam Sheung Road via a local access																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 405 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.1 m m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to the supplementary statement.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ 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

04/12/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 288 RP (Part) in D.D. 112, Shek Kong, Yuen Long, New Territories
Site area 地盤面積	405 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Shek Kong OZP No.: S/YL-SK/9
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services with Ancillary Workshop for a Period of 3 Years and Associated Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	221 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.55 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	2.5 - 4 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	55 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		3
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		3 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		N/A
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A N/A N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plans showing location/zoning/land status of the Site; Plan showing filling of land at the Site; Swept path analysis; FSI proposal; and As-built drainage plan with photographic records.</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"/>
<hr/> <hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 288 RP (Part) in D.D.112, Shek Kong, Yuen Long, New Territories* (the Premises) for **'Proposed Temporary Shop and Services with Ancillary Workshop for a Period of 3 Years and Associated Filling of Land'** (the proposed development) (**Plan 1**).
- 1.2 The Site is within walking distance from various indigenous villages and brownfield sites, where demand for shop and services selling vehicle products are high. In view of that, the applicant would like to operate the applied use to bring convenience to nearby locals and business operators.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/9 (**Plan 2**). According to the notes of the OZP, *'Shop and Services'* is not a Column 1 nor Column 2 use within the "AGR" zone, which requires planning permission from the Board. Despite the fact that the Site falls within the "AGR" zone, no agricultural activity has been carried out for decades at the Site. Therefore, approval of the current application on a temporary basis would better utilize precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone.
- 2.2 Similar applications (nos. A/YL-SK/308, 366 and 377) for *'Shop and Services'* have been approved by the Board within or straddling the "AGR" zone on the same OZP. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone. Besides, the Site is surrounded by open storage of construction materials and warehouses. The applied use is considered not incompatible with surrounding land uses.
- 2.3 The Site is subject of several previously approved applications for *'Shop and Services'*, among which the latest application (No. A/YL-SK/348) was submitted by a different applicant and the application was approved by the Board on a temporary basis of 3 years on 08.12.2023. The applicant of the previous application has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

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

Approval Conditions of Application No. A/YL-SK/348		Date of Compliance
(a)	The implementation of the fire service installations (FSIs) proposal	Not complied with
(b)	The submission of a condition record of the existing drainage facilities	Not complied with

2.4 The applicant of the previous application has found it financially difficult to continue to operate the 'Shop and Services' during the economy downturn since the Q1 2024. During the operation period, the applicant of the previous application has made submission for compliance with approval condition (b) on 28.02.2024, however, the submission was not accepted by the Chief Engineer/Mainland North, Drainage Services Department on 24.04.2024. In Q2 2024, the Site was forced to close down and returned back to the land owner by the applicant of the previous application. Hence, the approval conditions were not complied with within the designated time period, which led to revocation of the application on 08.09.2024.

2.5 In support of the current application, the applicant has submitted an updated FSI proposal and a set of photographic record with an as-built drainage plan to minimize impact to the surrounding areas (**Appendices I and II**).

3) Development Proposal

3.1 The Site occupies an area of 405 m² (about) (**Plan 3**). A total of 3 existing structures are provided at the Site for shop and services, office, portable toilet, storage of goods, meter room and ancillary workshop with total gross floor area (GFA) of 221 m² (about) (**Plan 4**). The operation hours of the proposed development are from 09:00 to 19:00 daily, including public holidays. The number of staff working at the Site are 2. It is estimated that the Site would be able to attract not more than 8 visitors per day. The ancillary office is to provide indoor workspace for administrative staff to support the daily operation of the Site. The ancillary workshop is to provide workspace for client to install the vehicle products purchased at the Site. Detailed development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Site Area	405 m ² (about)
Covered Area	221 m ² (about)
Uncovered Area	184 m ² (about)
Plot Ratio	0.55 (about)
Site Coverage	55% (about)
Number of Structure	3
GFA	221 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	221 m ² (about)
Building Height	2.5 to 4 m (about)
No. of Storey	1

- 3.2 Compared with the previously approved application (No. A/YL-SK/348), the site area and nos. of structures remain unchanged. Other major development parameters, including the GFA, covered area, plot ratio and site coverage have been slightly revised for the current application. Details are shown at **Table 3** below:

Table 3 – Revised development parameters under the current application

Parameters	A/YL-SK/384	Current application	Difference
GFA	149 m ²	221 m ²	+72 m ²
Covered area	149 m ²	221 m ²	+72 m ²
Plot ratio	0.37	0.55	+0.18
Site coverage	37%	55%	+18%

- 3.3 The Site has already been entirely hard-paved for site formation of structures and circulation area to meet the operational need (**Plan 5**). The current application serves to regularize the existing filling of land at the Site. The extent of filling has been kept to minimal and no further filling of land will be carried out for the current application. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.
- 3.4 The Site is accessible from Kam Sheung Road (**Plan 1**). A total of 3 private car parking spaces are provided at the Site for the transportation of goods and customer use. Customers may utilize the space to install the vehicle products after purchasing. Details are shown at **Table 4** below:

Table 4 – Parking provisions

Type of Space	No. of Space
Private Car Parking Spaces - 2.5 m (W) x 5 m (L)	3

- 3.5 Sufficient space is provided for vehicles to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (**Plan 6**). As trip generation and attraction of the proposed development is minimal (as shown at **Table 5** below), adverse traffic impact to the surrounding road network should not be anticipated.

Table 5 – Trip generation and attraction of the proposed development

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

- 3.6 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 (ProPECC PN 1/23)* for sewage treatment at the Site.

4) Conclusion

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

R-riches Property Consultants Limited

December 2024

APPENDICES

Appendix I	FSI Proposal
Appendix II	As-built Drainage Plan with Photographic Records

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Site
Plan 3	Plan Showing the Land Status of the Site
Plan 4	Layout Plan
Plan 5	Plan Showing the Filling of Land at the Site
Plan 6	Swept Path Analysis

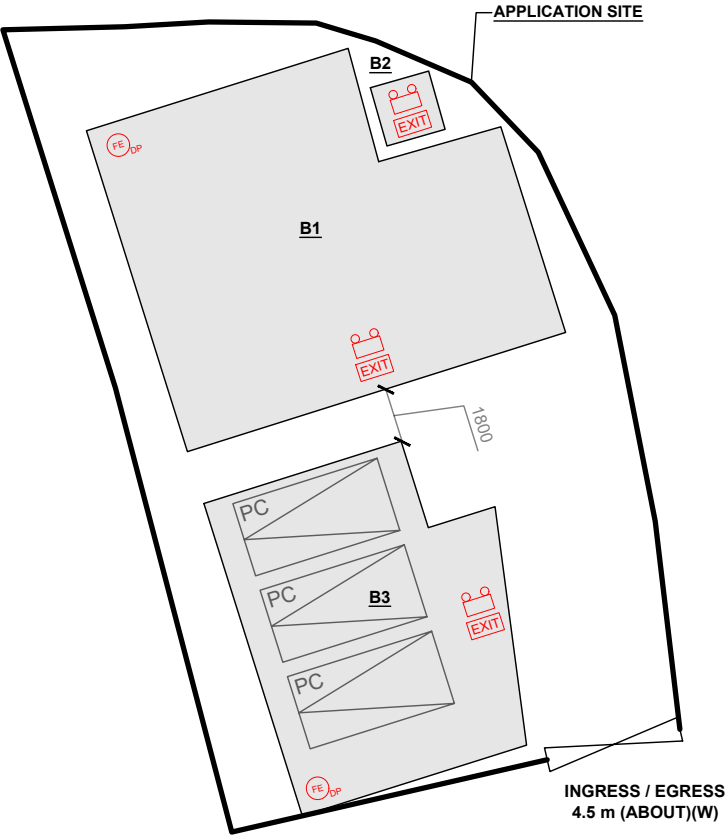
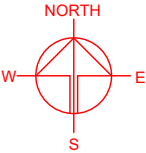
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 405 m ²	(ABOUT)
COVERED AREA	: 221 m ²	(ABOUT)
UNCOVERED AREA	: 184 m ²	(ABOUT)
PLOT RATIO	: 0.55	(ABOUT)
SITE COVERAGE	: 55%	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 221 m ²	(ABOUT)
TOTAL GFA	: 221 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5m - 4m	(ABOUT)
NO. OF STOREY	: 1	

PARKING PROVISION

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES & OFFICE	130 m ² (ABOUT)	130 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	PORTABLE TOILET	4m ² (ABOUT)	4 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B3	STORAGE OF GOODS, METER ROOM ANCILLARY WORKSHOP	87 m ² (ABOUT)	87 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		221 m ² (ABOUT)	221 m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

	EMERGENCY LIGHT
	EXIT SIGN
	4 KG DRY POWER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 250 @ A4

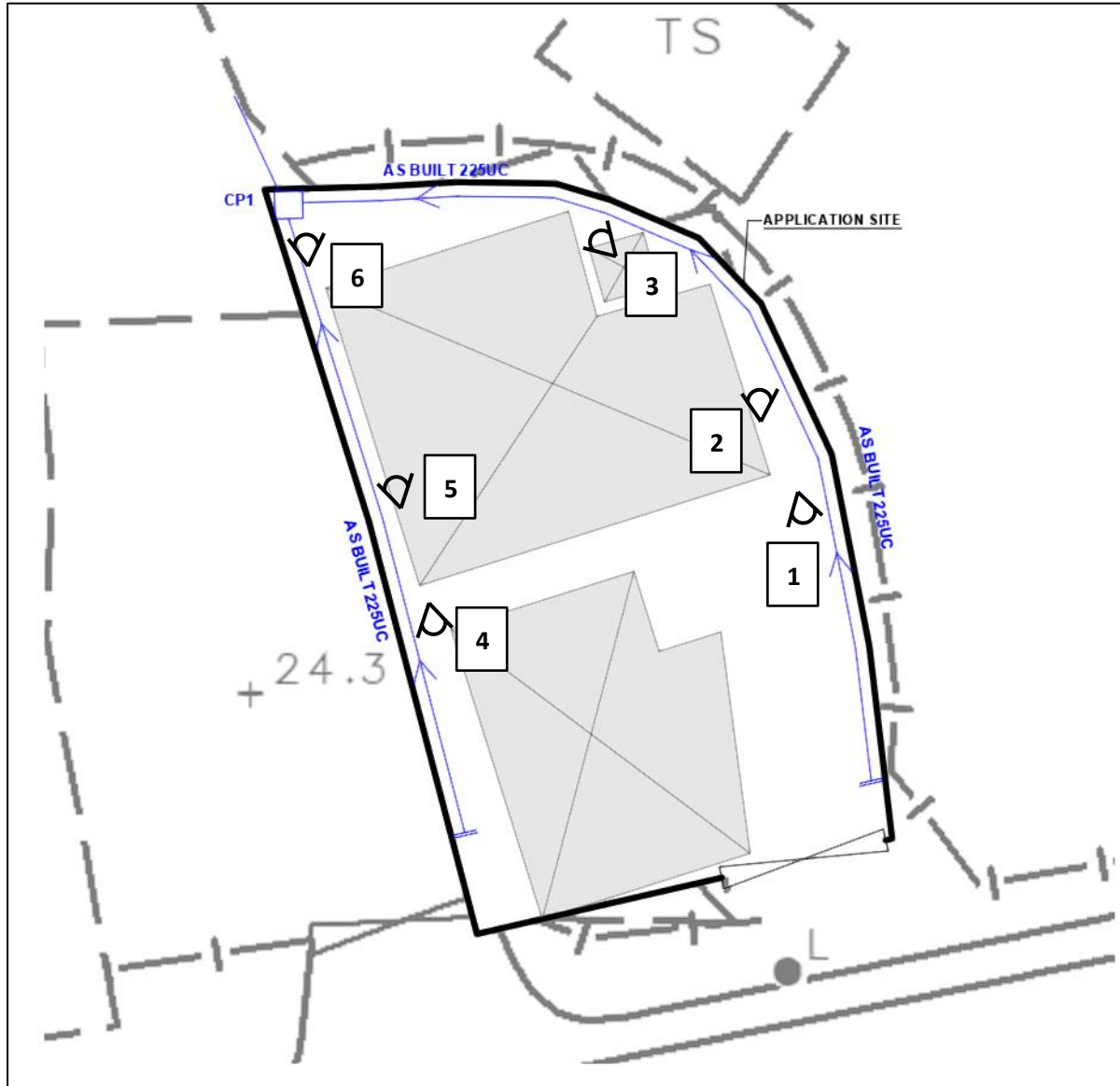
DRAWN BY	DATE
MN	30.10.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO. APPENDIX I	VER. 001
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Appendix II – Photographic records of the existing drainage facilities at the Site

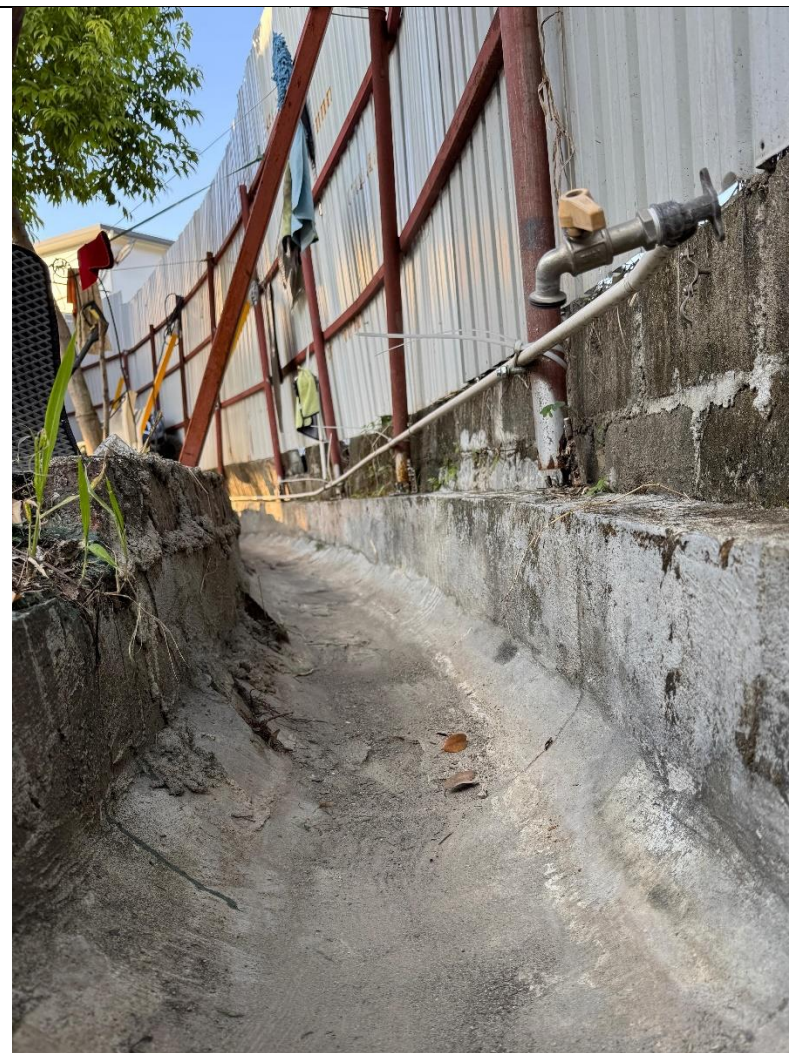
- (i) The Site is subject of several approved applications. The applicant will continue to maintain the drainage facilities implemented under application No. A/YL-SK/318 at the Site. The accepted as-built drainage plan is as follows:



(ii) Photographic records of the drainage facilities:



Viewpoint 1



Viewpoint 2



Viewpoint 3



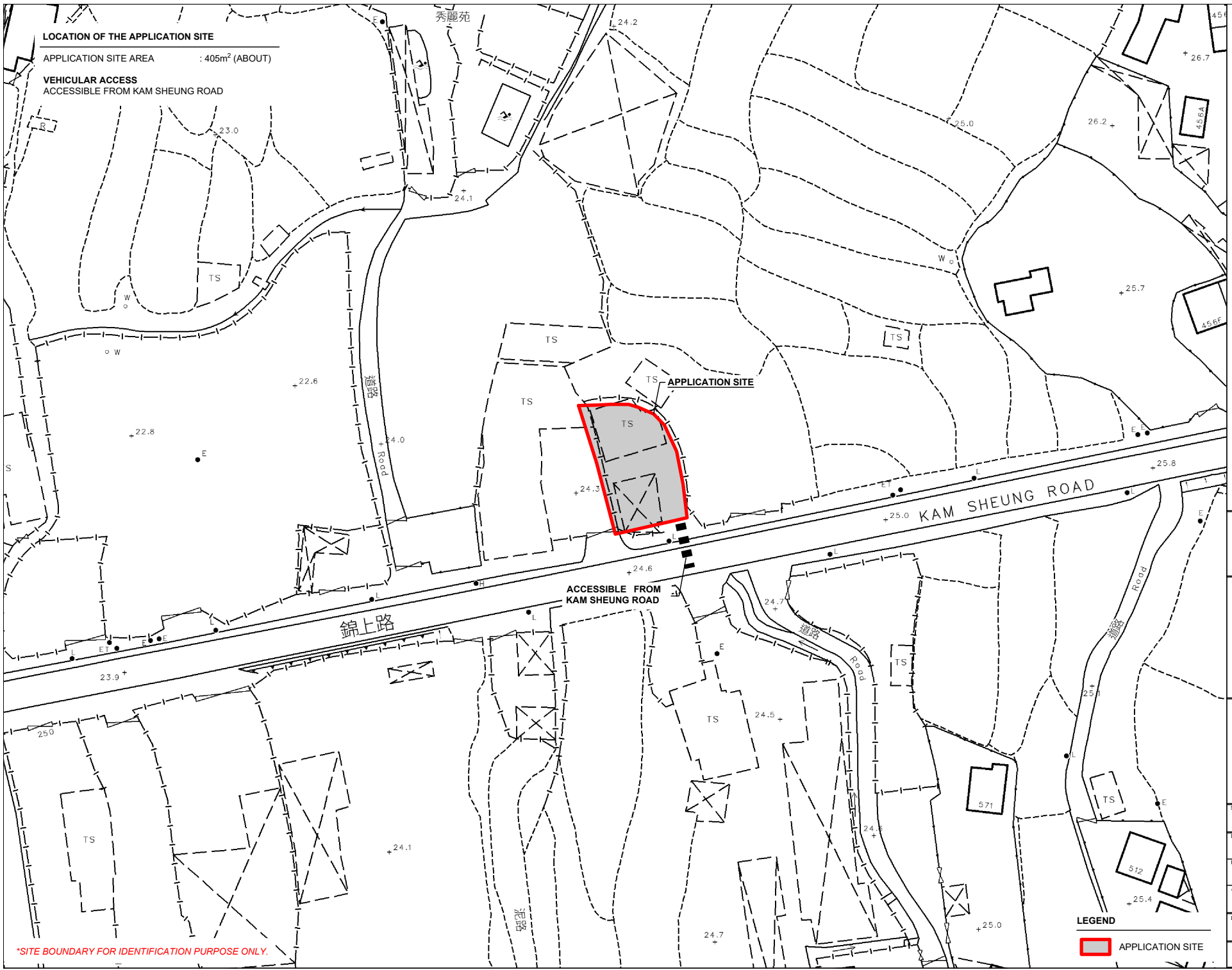
Viewpoint 4



Viewpoint 5



Viewpoint 6



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 405m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KAM SHEUNG ROAD

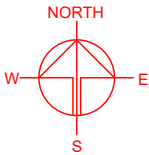
APPLICATION SITE

ACCESSIBLE FROM
KAM SHEUNG ROAD

LEGEND

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1: 1000 @ A4

DRAWN BY

DATE

30.10.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG. NO.

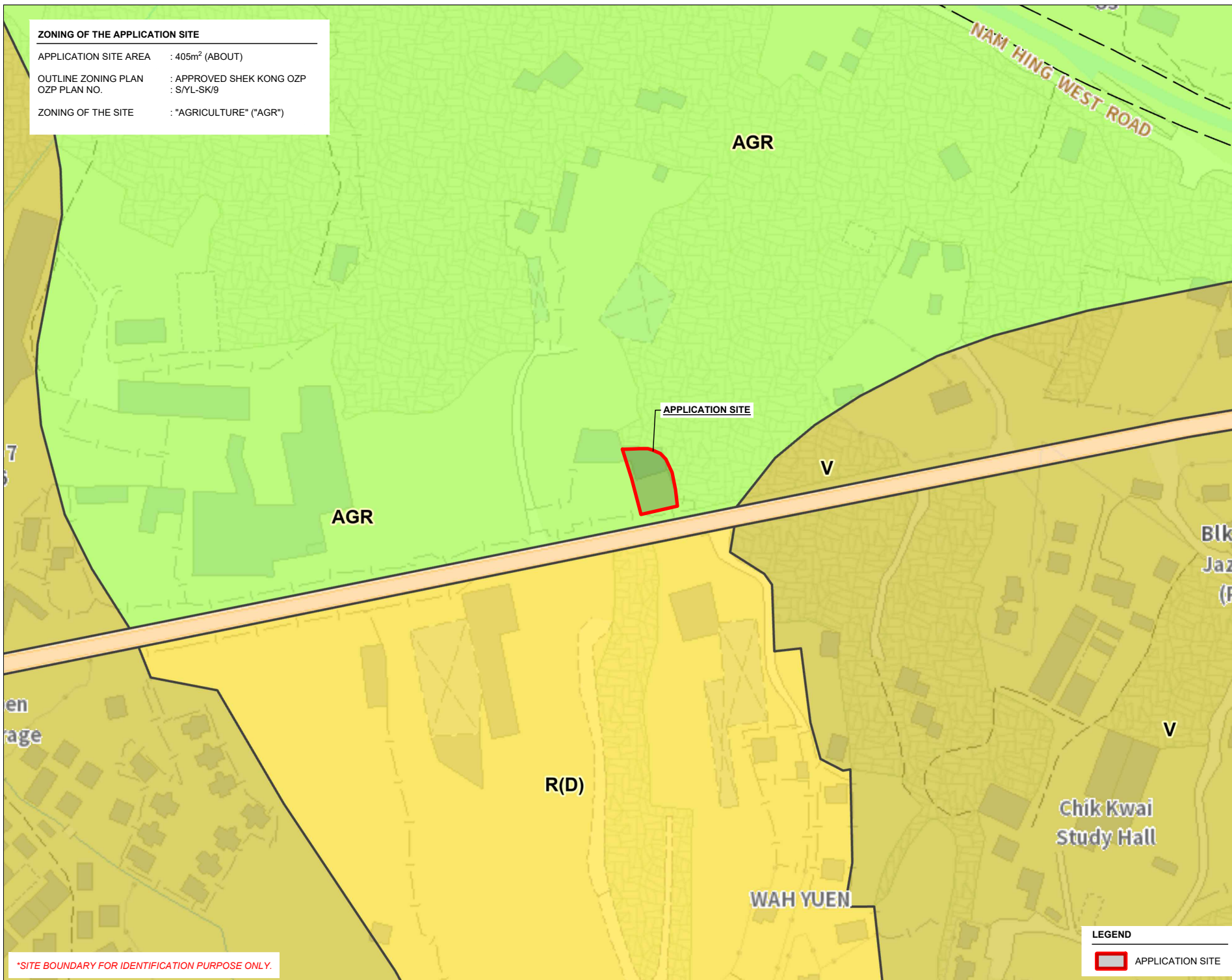
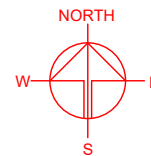
PLAN 1

VER.

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 405m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED SHEK KONG OZP
OZP PLAN NO. : S/YL-SK/9
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 2000 @ A4

DRAWN BY : DATE : 30.10.2024

REVISED BY : DATE :

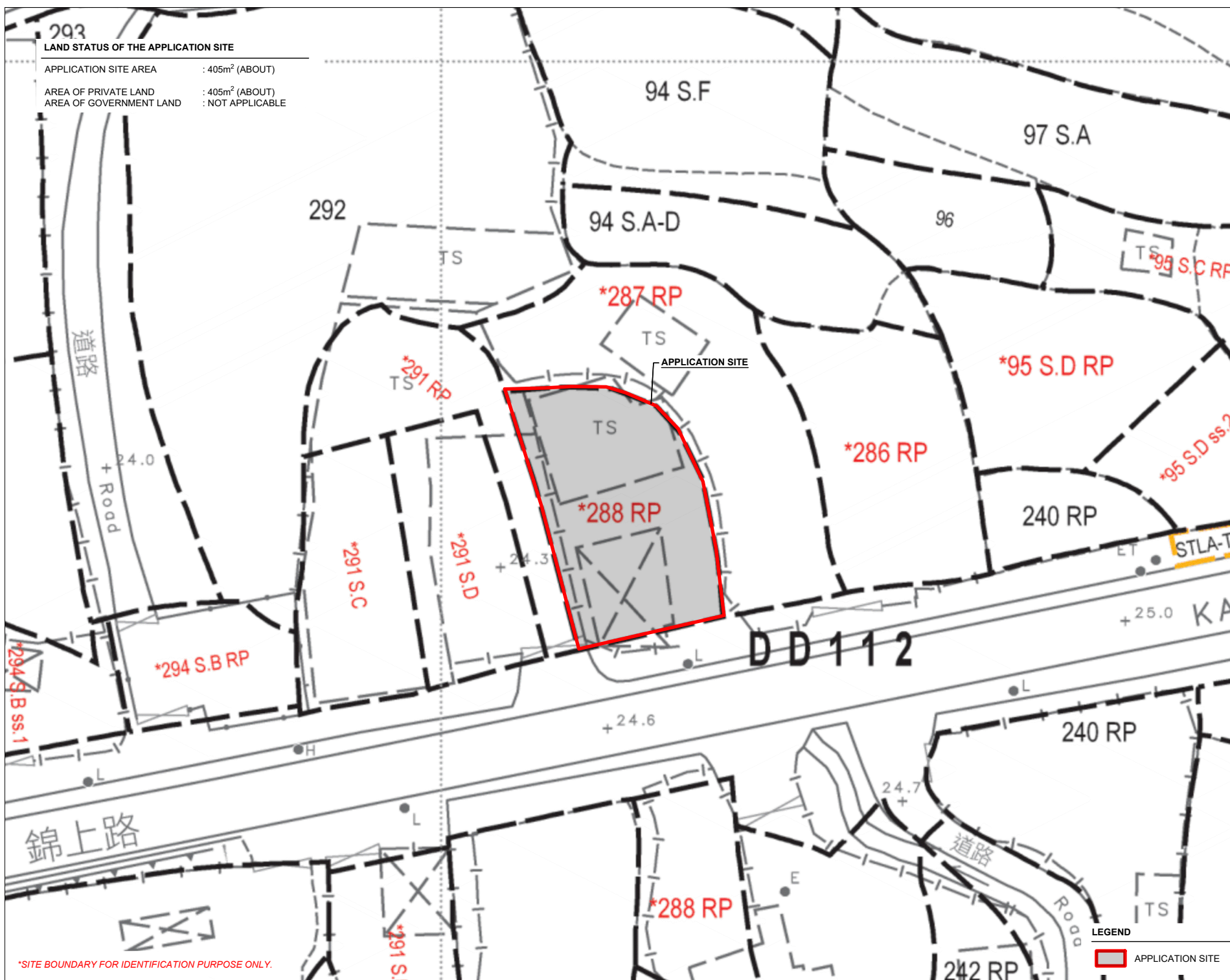
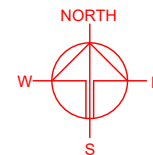
APPROVED BY : DATE :

DWG. TITLE
ZONING PLAN

DWG NO. : PLAN 2
VER. : 001

LAND STATUS OF THE APPLICATION SITE

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



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 500 @ A4

DRAWN BY	DATE
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REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
LAND STATUS

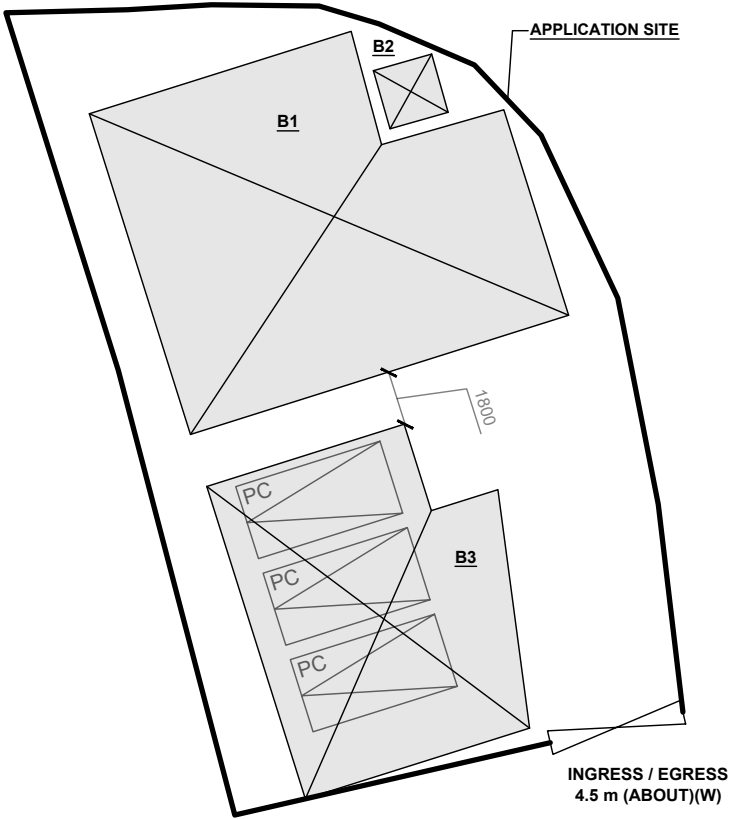
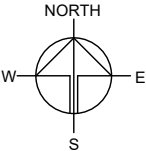
DWG NO.	VER.
PLAN 3	001

VER
00

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 405 m ²	(ABOUT)
COVERED AREA	: 221 m ²	(ABOUT)
UNCOVERED AREA	: 184 m ²	(ABOUT)
PLOT RATIO	: 0.55	(ABOUT)
SITE COVERAGE	: 55%	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 221 m ²	(ABOUT)
TOTAL GFA	: 221 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5m - 4m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES & OFFICE	130 m ² (ABOUT)	130 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	PORTABLE TOILET	4m ² (ABOUT)	4 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B3	STORAGE OF GOODS, METER ROOM ANCILLARY WORKSHOP	87 m ² (ABOUT)	87 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		221 m ² (ABOUT)	221 m ² (ABOUT)	



PARKING PROVISION

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

LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 250 @ A4

DRAWN BY	DATE
MN	30.10.2024
REVISED BY	DATE
APPROVED BY	DATE

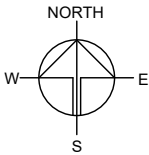
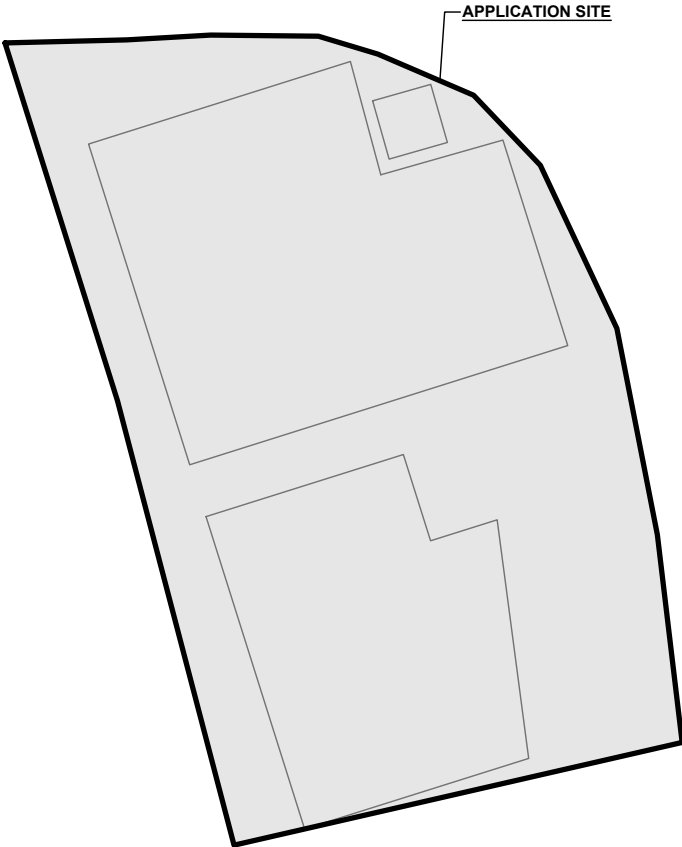
DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
-------------------	-------------

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 405 m ² (ABOUT)
COVERED BY STRUCTURE	: 221 m ² (ABOUT)
EXISTING FILLED AREA	: 405 m ² (100%)(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES CIRCULATION AND PARKING SPACES

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



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 250 @ A4

DRAWN BY	DATE
REVISD BY	DATE
APPROVED BY	DATE
30.10.2024	

DWG. TITLE
FILLING OF LAND

DWG NO. PLAN 5	VER. 001
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LEGEND

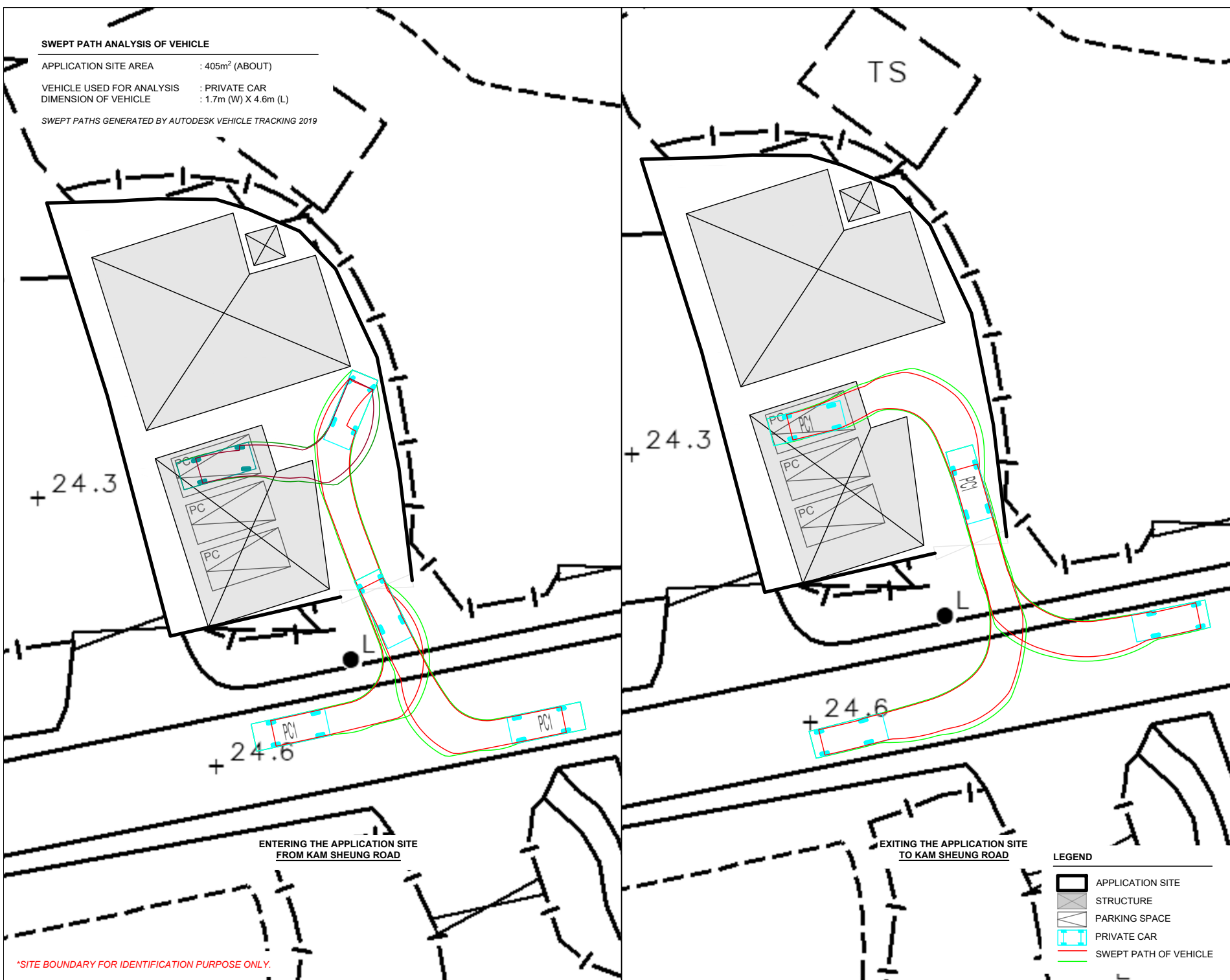
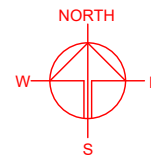
	APPLICATION SITE
	FILLING OF LAND AREA

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

SWEPT PATH ANALYSIS OF VEHICLE

APPLICATION SITE AREA : 405m² (ABOUT)
 VEHICLE USED FOR ANALYSIS : PRIVATE CAR
 DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 300 @ A4

DRAWN BY

DATE

30.10.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001

LEGEND

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

Our Ref. : DD 112 Lot 288 RP
Your Ref. : TPB/A/YL-SK/404

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

By Email

03 January 2025

Dear Sir,

Supplementary Information

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

(S.16 Planning Application No. A/YL-SK/404)

We write to provide supplementary information for the captioned application (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned or Mr. Danny NG at [REDACTED] at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Timothy CHAN

)



Supplementary Information

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

(S.16 Planning Application No. A/YL-SK/404)

- (i) The applicant provides the following supplementary information for the application:
- the applicant intends to operate a shop and services selling vehicle products, which aims to serve nearby villagers and business operators. Vehicle products to be sold at the proposed development include dashcam, car diffuser, polishing products, car accessories, etc.; and
 - no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities; and storage of dangerous goods will be allowed at any time during the planning approval period. The ancillary workshop provides adequate space for clients to install the products, e.g. dash cam, car sunshade, seat cover, etc., purchased on-site.



盈卓物業
顧問有限公司

Our Ref.: DD 112 Lot 288 RP
Your Ref.: TPB/A/YL-SK/404

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

By Email

12 February 2025

Dear Sir,

1st Further Information

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

(S.16 Planning Application No. A/YL-SK/404)

We write to submit further information in response to department comments of the subject application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Christian CHIM
Town Planner

Responses-to-Comments

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

(Application No. A/YL-SK/404)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Fire Services (D of FS)		
(a)	The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1: 2016 and the FSD Circular Letter No. 5/2008.	Noted. The fire service installations (FSI) proposal has been revised accordingly. Please refer to the enclosed FSI proposal with revised FS notes at Annex 1 .
2. Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD)		
(a)	The proposed access arrangement of the application site should be commented and approved by the Transport Department	Noted.
(b)	Please note that HyD shall not be responsible for the maintenance of the proposed access, if any, connecting the application site to Kam Sheung Road.	Noted.
(c)	If the proposed access is agreed by TD, the applicant should provide a run in/out at Kam Sheung Road to the satisfaction of TD and HyD in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.	The run-in/out proposal submitted under previous application (No. A/YL-SK/348) was accepted by the CHE/NTW, HyD in 2023. Should the application be approved by the Town Planning Board (the Board), the applicant is committed to carry out the implementation works according to the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135. Please refer to the accepted run-in/out proposal at Annex 2 .
(d)	Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.	Noted. The applicant has submitted a set of photographic records of the existing drainage facilities taken on 04.12.2024 for the consideration of the Drainage Authority. Please refer to Appendix II of the original submission.

Departmental Comments		Applicant's Responses
3. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(a)	<p><u>Unauthorised structures(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is/are unauthorized structure(s) on the private lot which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.</p>	<p>Noted. Upon obtaining planning permission from the Board, the applicant will submit an application for Short Term Waiver to DLO/YL, LandsD. The applicant will ensure the proposed development to be confined within the site boundary of the planning application.</p>
(b)	<p><u>Unauthorised structure(s) within the said private lot not covered by the planning application</u></p> <p>There is/are unauthorized structures within/extended from the said private lot not covered by the subject planning application. The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	<p>Noted. the applicant will carry out modification works to vacate relevant portion of the temporary structure falling within Government Land, and to confine relevant temporary structure within the site boundary.</p>
(c)	<p><u>Unlawful occupation of Government land not covered by the planning application</u></p> <p>The Government land adjoining the said private lot has been unlawfully occupied with unauthorised structure(s) without permission. The Government land being unlawfully occupied is not included in the application. Please clarify the extent of the application site. Any occupation of Government land without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control when against the unlawful occupation of Government land without further notice.</p>	

(d)	<p>The lot owner(s)/applicant shall remove the unauthorised structure(s) and cease the unlawful occupation of the Government land not covered by the subject planning application immediately and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for an STW to permit the structure(s) erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of Government land.</p>	
-----	--	--

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 405 m ²	(ABOUT)
COVERED AREA	: 221 m ²	(ABOUT)
UNCOVERED AREA	: 184 m ²	(ABOUT)

PLOT RATIO	: 0.55	(ABOUT)
SITE COVERAGE	: 55%	(ABOUT)

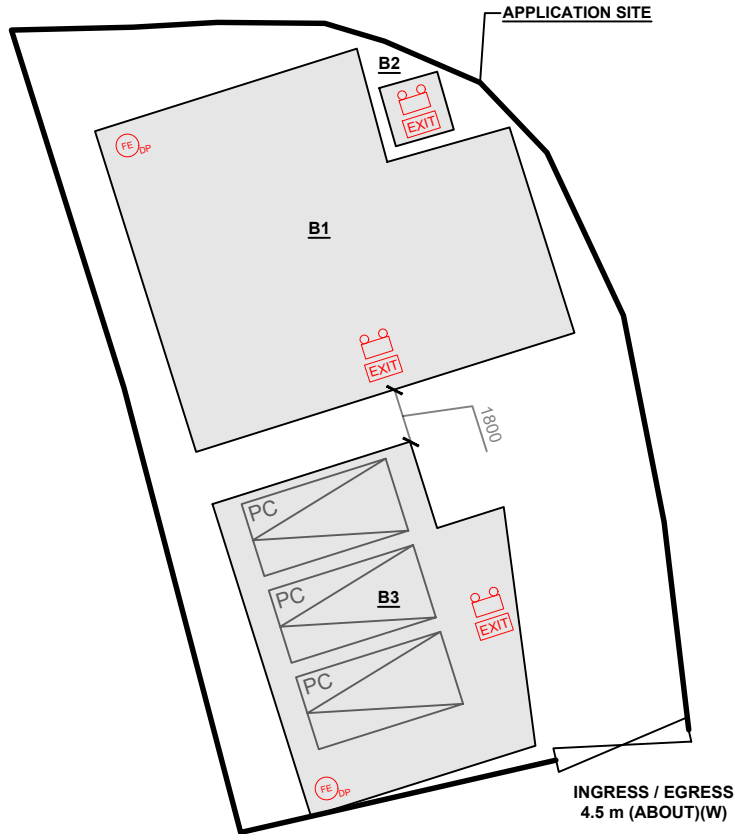
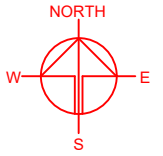
NO. OF STRUCTURE	: 3
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 221 m ² (ABOUT)
TOTAL GFA	: 221 m ² (ABOUT)

BUILDING HEIGHT	: 2.5m - 4m (ABOUT)
NO. OF STOREY	: 1

PARKING PROVISION

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES & OFFICE	130 m ² (ABOUT)	130 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	PORTABLE TOILET	4m ² (ABOUT)	4 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B3	STORAGE OF GOODS, METER ROOM ANCILLARY WORKSHOP	87 m ² (ABOUT)	87 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		221 m ² (ABOUT)	221 m ² (ABOUT)	

**FIRE SERVICE INSTALLATIONS**

	EMERGENCY LIGHT
	EXIT SIGN
	4 KG DRY POWER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND THE FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 250 @ A4

DRAWN BY MN	DATE 30.10.2024
REVISED BY CC	DATE 04.02.2025
APPROVED BY	DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO. ANNEX 1	VER. 001
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Appendix I
Run-in/out Proposal

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

Date: 7 June 2023

1. Introduction

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

1.1 The objective of this proposal are as follows:

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

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

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

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

3. The Proposal

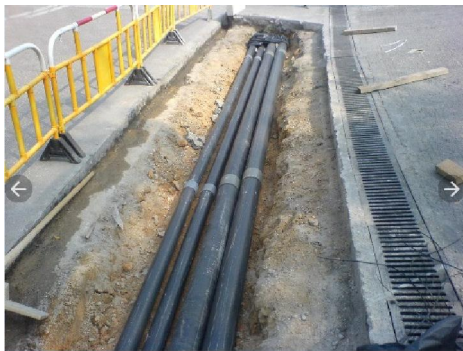
3.1 The run-in/out will be constructed with concrete (Building Department's Practice Note for Authorized Persons and Registered Structural Engineers No. APP-144 ("the Practice Notes"): "Design and Construction of Run-in and Run-out on Public Road" specified that *"where the adjoining footpath is constructed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

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

4. Construction Procedures

The following construction procedures will be adopted:

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



(3) Laying of Spare PVC Duck



(4) Concrete paving



(5) Concrete paving



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

5. Conclusion

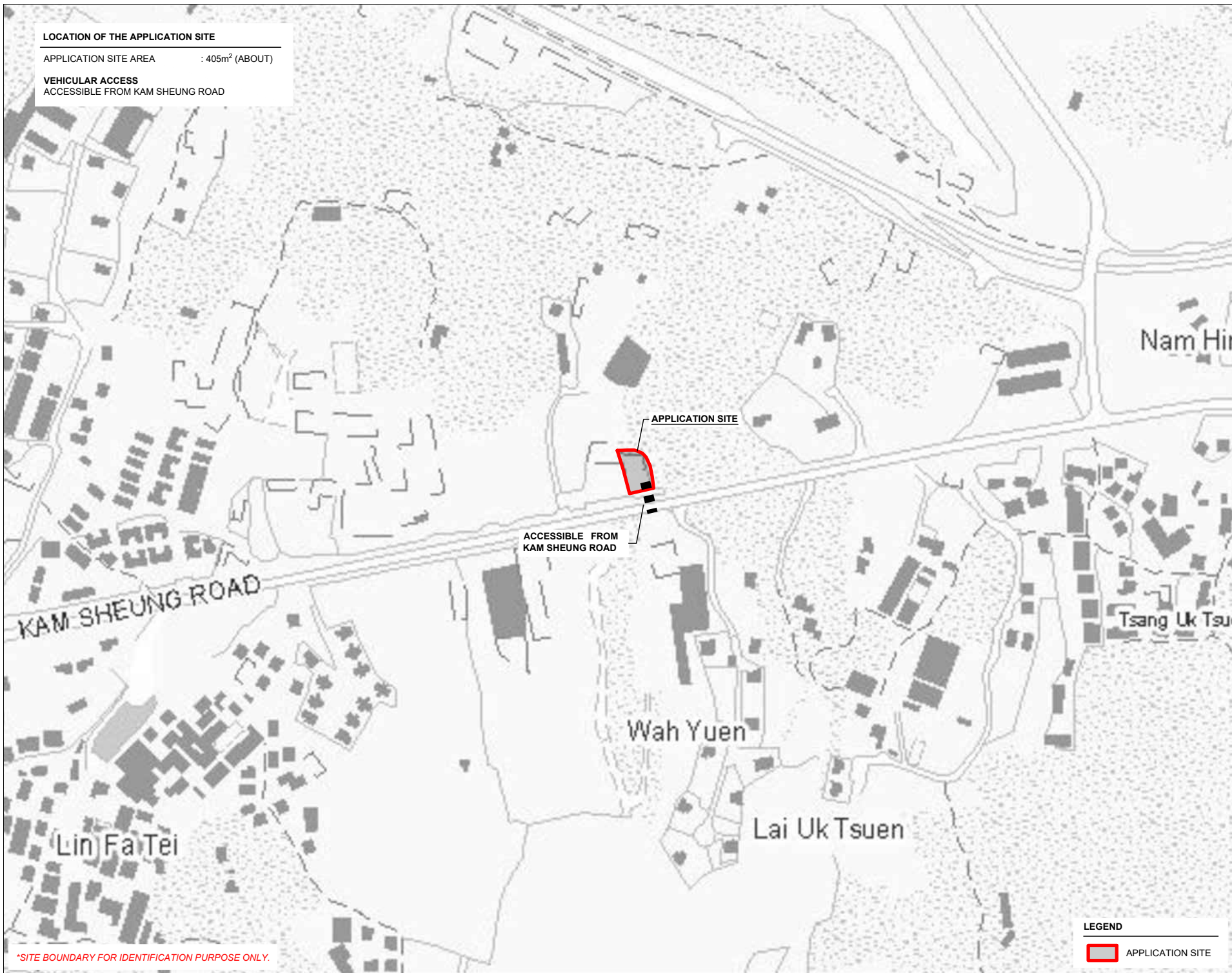
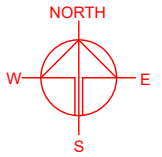
The Applicant respectfully submits this run-in/out proposal and will commit to construct the run-in/out at the ingress/egress of the Application Site and ensure the design and construction process are appropriate in terms of safety. The Applicant will provide his best effort from hindering vehicular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

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 405m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAM SHEUNG ROAD



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 3000 @ A4

DRAWN BY : 5.6.2023

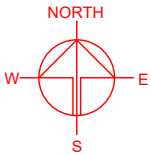
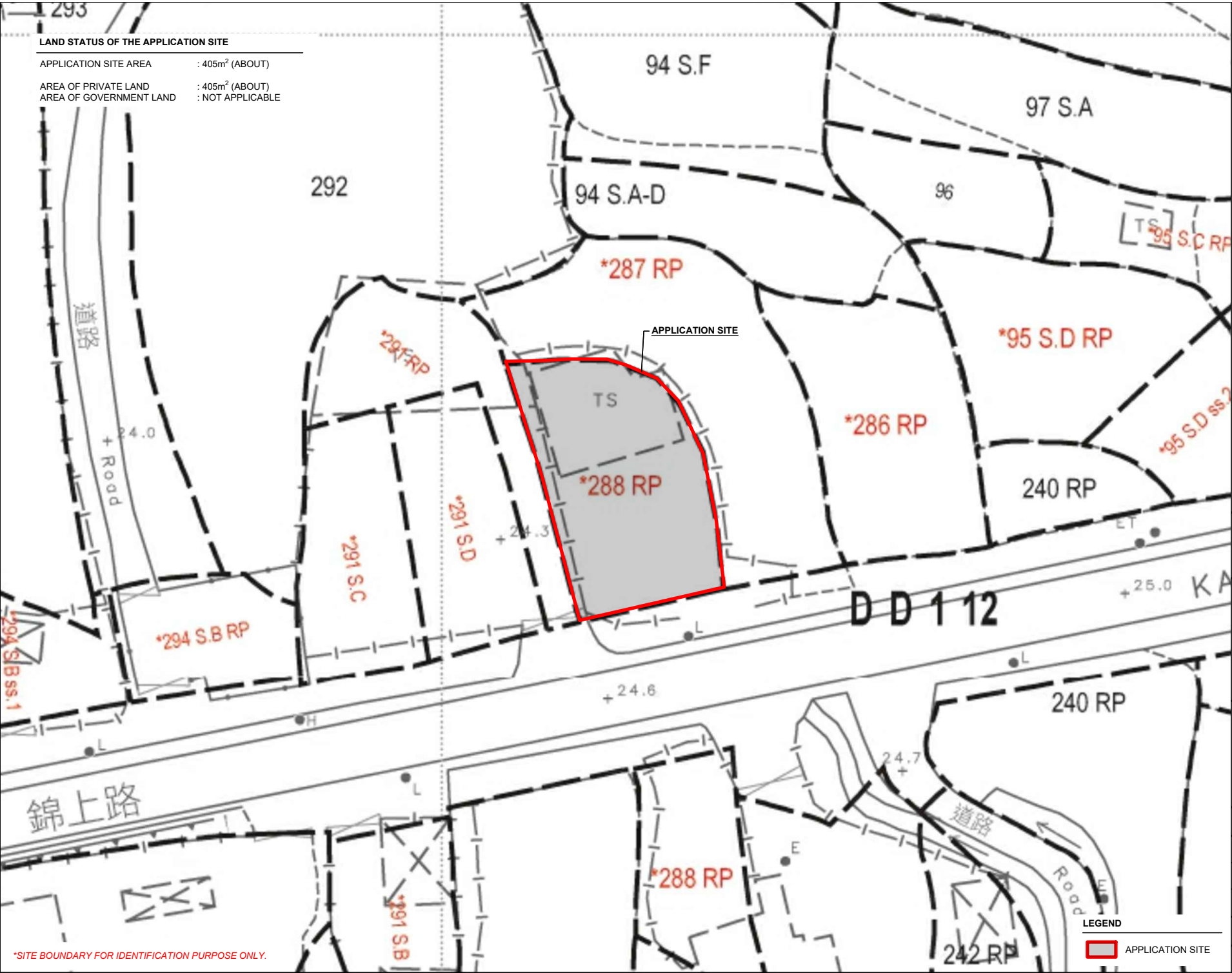
REVISED BY : DATE

APPROVED BY : DATE

DWG. TITLE
LOCATION PLAN

DWG NO.
APPENDIX 1

VER.
001



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

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

SITE LOCATION

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

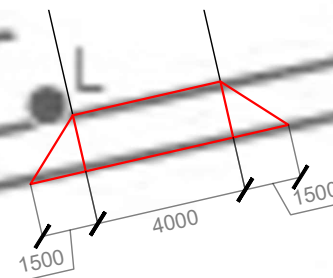
SCALE	
1 : 500 @ A4	
DRAWN BY	DATE
REVISD BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAND STATUS	
DWG NO.	VER.
APPENDIX 2	001

SIGHTLINE ASSESSMENT

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

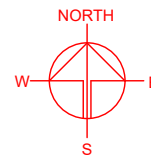
RUN-IN/OUT

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



DIMENSION OF RUN-IN/OUT

SCALE: 1:200



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 300 @ A4

DRAWN BY
MN

DATE
26.7.2023

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE
RUN-IN/OUT / SIGHTLINE ASSE.

DWG NO.
PLAN 2

VER.
001

LEGEND

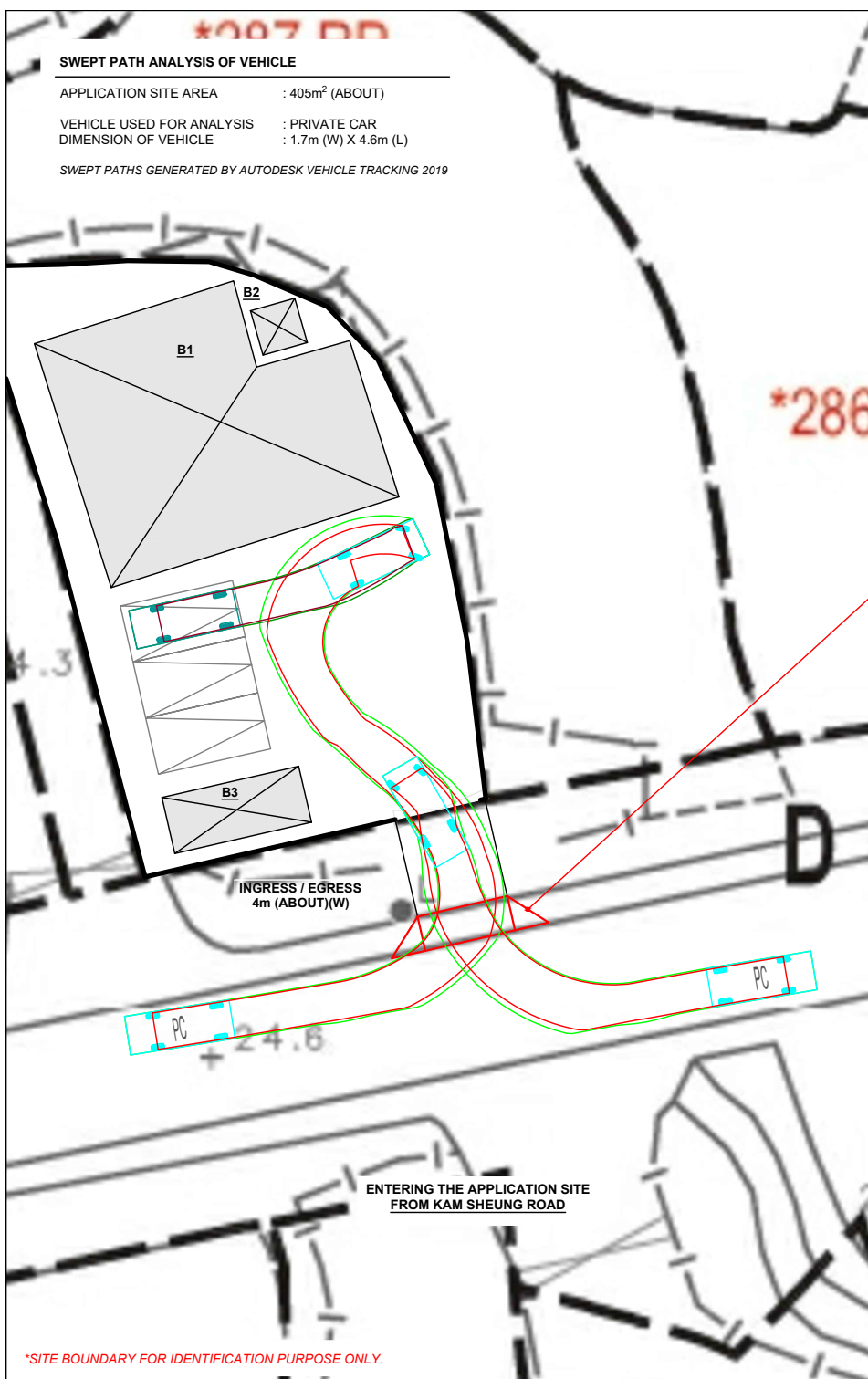
- APPLICATION SITE
- ENCLOSED STRUCTURE
- PARKING SPACE
- PRIVATE CAR
- SWEEP PATH OF VEHICLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

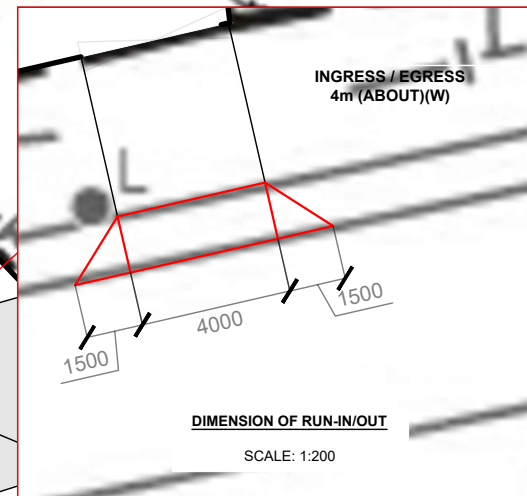
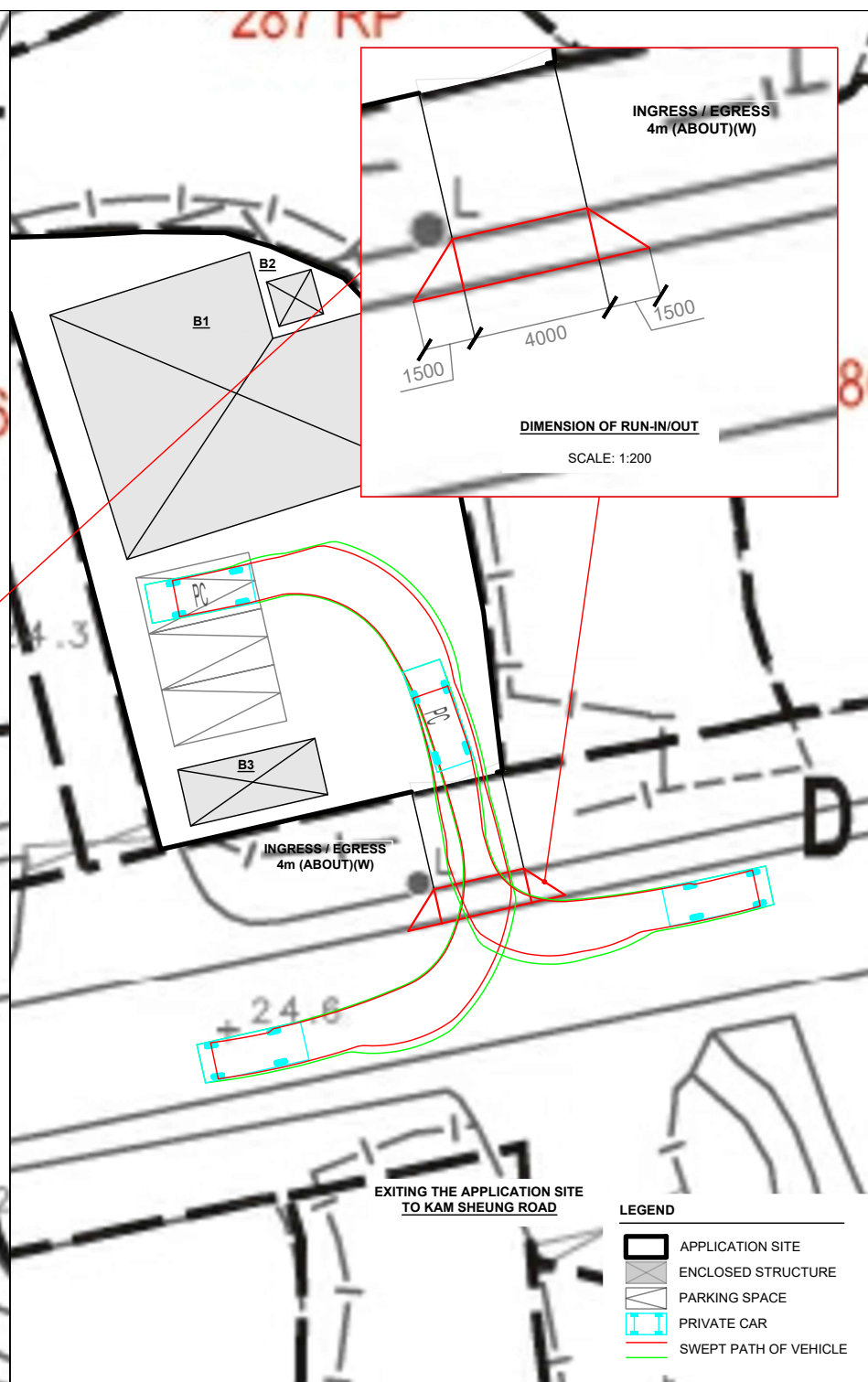
SWEPT PATH ANALYSIS OF VEHICLE

APPLICATION SITE AREA : 405m² (ABOUT)
VEHICLE USED FOR ANALYSIS : PRIVATE CAR
DIMENSION OF VEHICLE : 1.7m (W) X 4.6m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	26.7.2023
REVISED BY	DATE
APPROVED BY	DATE

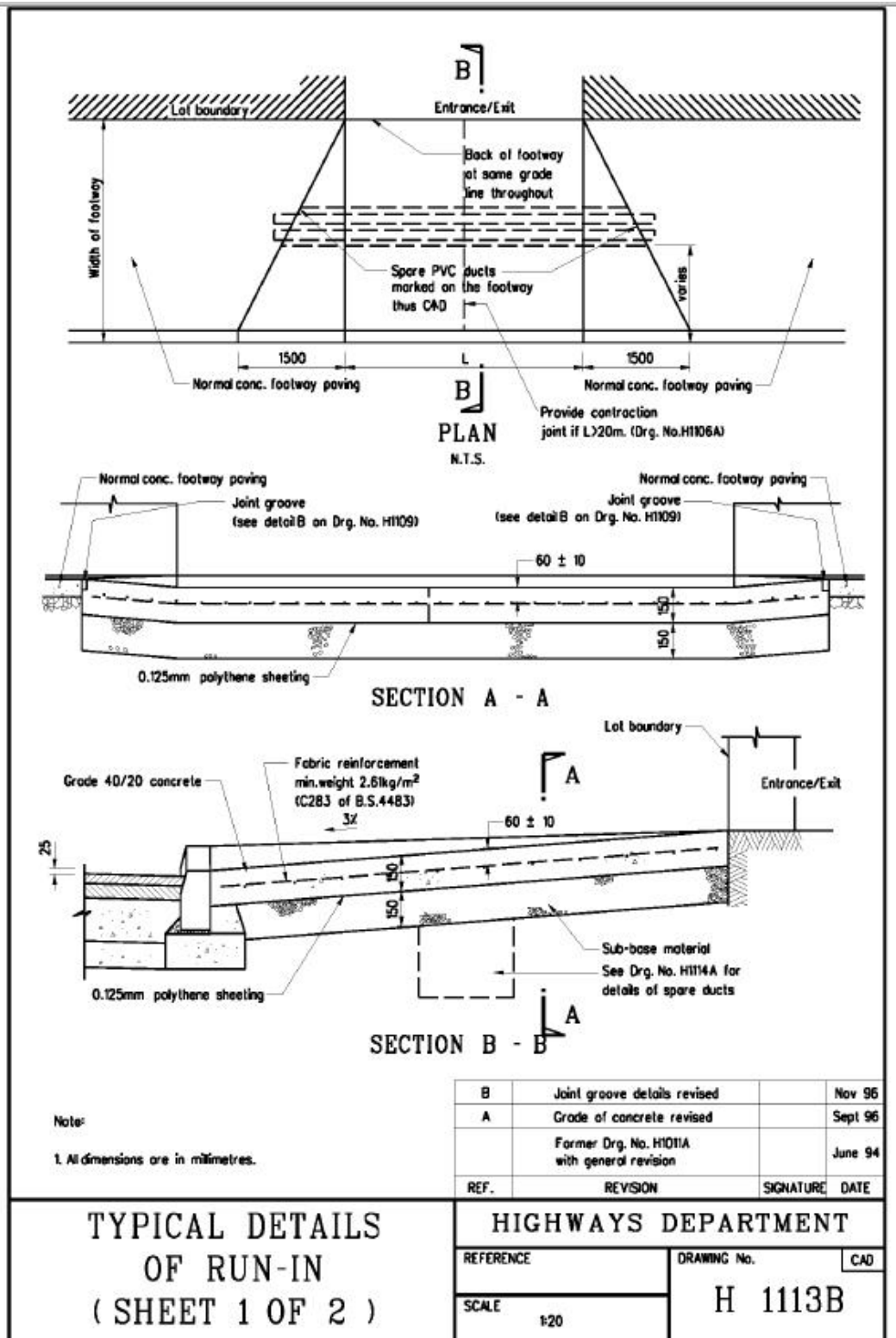
DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO.	VER.
PLAN 3	001

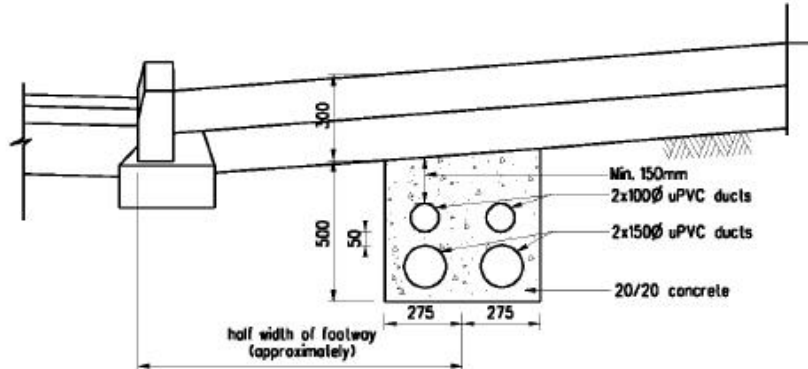


APPENDIX 3 PHOTO

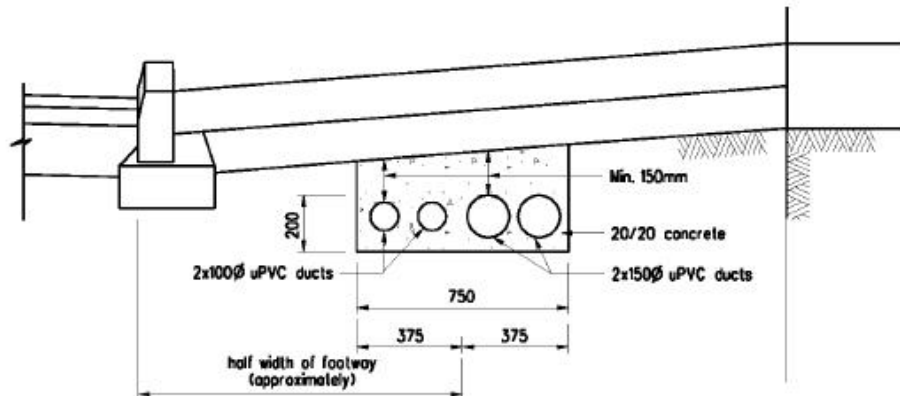
Appendix 4



Appendix 5



OPTION A



OPTION B

Notes:

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

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

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

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

SCALE

1:20

H 1114A

Our Ref.: DD 112 Lot 288 RP
Your Ref.: TPB/A/YL-SK/404

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

By Email

13 February 2025

Dear Sir,

2nd Further Information

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

(S.16 Planning Application No. A/YL-SK/404)

We write to submit further information to provide clarifications on the subject application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner



Responses-to-Comments

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

(Application No. A/YL-SK/404)

- (i) The applicant provides the following clarifications on the application:
- the application site has been entirely paved with concrete of not more than 0.1 m in depth for site formation of structures, circulation area and parking spaces; and
 - the site level has been increased from +24.2 mPD to +24.3 mPD.

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-SK/202*	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	17.10.2014 [Revoked on 17.4.2015]
2.	A/YL-SK/216	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	14.9.2016
3.	A/YL-SK/318*	Proposed Temporary Shop and Services for a Period of 3 Years and Land Filling	26.11.2021 [Revoked on 26.5.2023]
4.	A/YL-SK/348*	Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	8.12.2023 [Revoked on 8.9.2024]

* denotes application revoked.

Similar s.16 Application within the same “Agriculture” Zone on the Shek Kong Outline Zoning Plan in the Past Five Years

Approved Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-SK/392	Proposed Temporary Shop and Services for a Period of 3 Years and Associated Filling of Land	20.12.2024

Government Departments' General Comments

1. Environment

Comments of the Director of Environmental Protection:

- based on the information provided, the applied use would not involve use of heavy vehicle and dusty operation. According to desktop review, there are residential buildings within 100m from the boundary of the application site (the Site);
- on the above basis, according to the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”, he has no objection to the planning application from environmental planning perspective;
- in the past three years, there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are detailed in **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are detailed in **Appendix IV**.

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

- no in-principle objection to the planning application from highways maintenance point of view;
- no further comment on the further information submitted by the applicant and the run-in/out proposal subject to site inspection upon implementation;
- the applicant should provide a run in/out at Kam Sheung Road to the satisfaction of the Transport Department and HyD in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
- advisory comments are detailed in **Appendix IV**.

3. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment from landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in a rural inland plains landscape character comprising of village houses, temporary structures, vacant land, farmland,

and scattered tree groups. Comparing the aerial photo of 2022 and 2023, there is no significant change to the landscape character of the surrounding area since the last approved application. According to the proposed layout, there is no significant change in the layout and the Site remains entirely hard paved. Further significant adverse landscape impact within the Site arising from the applied use is not anticipated; and

- advisory comments are detailed in **Appendix IV**.

4. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from the public drainage point of view;
- according to the information provided by the applicant, the existing drainage facilities was found satisfactory; and
- advisory comments are detailed in **Appendix IV**.

5. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction;
- the FSIs proposal is considered acceptable; and
- advisory comments are detailed in **Appendix IV**.

6. Other Departments

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

- (a) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Project Manager (West), Civil Engineering and Development Department;
- (d) Chief Building Surveyor/New Territories West, Buildings Department;
- (e) Commissioner of Police; and
- (f) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) Prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorised development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - there is/are unauthorised structure(s) on the private lot which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;
 - there is/are unauthorised structures within/extended from the said private lot not covered by the subject planning application. The lot owner(s) should immediately rectify/apply for regularisation on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - the Government Land (GL) adjoining the said private lot has been unlawfully occupied with unauthorised structure(s) without permission. The GL being unlawfully occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control when against the unlawful occupation of GL without further notice; and
 - the lot owner(s)/applicant shall remove the unauthorised structure(s) and cease the unlawful occupation of GL not covered by the subject planning application immediately and apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL;
- (e) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (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. Sufficient manoeuvring

space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;

(f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:

- HyD shall not be responsible for the maintenance of any access connecting the Site to Kam Sheung Road;
- the applicant should provide a run in/out at Kam Sheung Road to the satisfaction of TD and HyD in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;
- the works should be constructed to the satisfaction of TD and HyD and in accordance with Transport Planning and Design Manual and HyD standards. The applicant is recommended to coordinate with HyD direct prior to commencement of works; and
- adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains;

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

- the applicant is advised to follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department to minimise any potential environmental nuisances on the surrounding area;
- the applicant is advised to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”;
- the applicant is advised to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
- it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

(h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:

- the applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;

- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- the applicant should maintain all the drainage facilities on the Site in good condition and ensure that the applied use would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
 - the applicant is required to rectify the drainage system at his own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation;
- (j) to note the comments of the Director of Fire Services that:
- if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (k) to note the comments of the Chief Building Surveyor/New Territories West of Buildings Department that:
- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
 - it is noted that three 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 the Site, prior approval and consent of BA should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - if the existing structure is erected on leased land without the approval of the BA, they are UBW under BO and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/YL-SK/404



意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人對上述規劃申請作出反對，理由因為由
農地轉為商業用途，對環境造成嚴重破壞

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____

日期 Date 10-1-2025

From: [REDACTED]
Sent: 2025-01-27 星期一 03:32:26
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-SK/404 DD 112 Kam Sheung Road

Dear TPB Members,

348 was approved 8 Dec 2023 but conditions AGAIN not fulfilled.

There is absolutley no justification to roll over this operation yet again.

Public expectation is that rules and regulations be implemented in NT in line with enforcement in urban districts.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: ceo <ceo@ceo.gov.hk>
Date: Monday, 17 July 2023 3:30 AM HKT
Subject: A/YL-SK/348 DD 112 Kam Sheung Road

Dear TPB Members,

Again conditions were not fulfilled.

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

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

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 18 October 2021 2:47 AM CST
Subject: A/YL-SK/318 dd 112 Kam Sheung Road

Dear TPB Members,

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

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

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

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

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

Mary Mulvihill

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

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

Dear TPB Members,

Real Estate Agency is obviously the new buzz word.

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

This is obviously a ploy to trash agriculture land..

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

The proposed development is not in line with the planning intention of the "Agriculture" zone which is to retain and safeguard good agricultural land for agricultural purposes. This zone is also intended to retain fallow arable land with good potential for rehabilitation. No strong planning justification has been given in the submission for a departure from the planning intention.

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

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

Mary Mulvihill

八鄉蓮花地

3

敬啟者：

反對 DD 112 Lot 288 RP

擬議臨時商店及服務行業連附屬工場(為期 3 年)及相關填土工程
(申請編號：A/YL-SK/404)

元朗民政處檔案：(7)in HAD YL C&D 17-45/45/15/138 Pt.2 (9-1-2025)

有關在上述地點之申請，經過本村村民會議而作出反對上述申請個案，理由如下：

- (1) 影響錦上路非常繁忙的交通。
- (2) 影響本村附近地區環境衛生。
- (3) 打擾本村村民生活。
- (4) 擬議臨時商店及服務行業連附屬工場及相關填土工程，這項申請對本區來說，實在太不適宜了。60 多年前設計使用的錦上路，怎能容許繼續增加商店及工場呢！

基於上述各種理由，請署長否決此項申請。

此致

城市規劃署署長


馮精能


郭惠新

八鄉蓮花地 原居民村代表 謹呈



2025 年 1 月 18 日

信寄： 香港北角渣華道 333 號，北角政府合署 15 樓， 城市規劃署署長，
元朗民政事務專員

副本： 八鄉南區 李靜儀議員
八鄉事委員會 郭永昌主席
元朗民政事務專員
元朗地政專員