

2025年 1月 6日

此文件在 收到・城市規劃委員會

其 資料及文件後才正式確認收到

8 JAN 2025

personally acknowledge  
information only upon receipt  
of 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](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](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

2402767 20/11 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	A14C-SK/405
	Date Received 收到日期	8 JAN 2025

- 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)

CHOI Yuet Wing 蔡月榮

### 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 591 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 ..... 431 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 234 ..... sq.m 平方米 <input 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	"Village Type Development" 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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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  
09/10/2024 - 23/10/2024 (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 04/11/2024 (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) <i>For Type (ii) application</i> 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土  Area of filling 填土面積 .....431..... sq.m 平方米 <input checked="" type="checkbox"/> About 約  Depth of filling 填土厚度 .....0.1..... m 米 <input checked="" type="checkbox"/> About 約 </div> <div> <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 </div> <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	Temporary Shop and Services (Solar Power System Shop) for a Period of 5 Years and Associated Filling of Land

(iii) <i>For Type (iii) application</i> 供第(iii)類申請													
(a) Nature and scale 性質及規模	<div> <input type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <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"> <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 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
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 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ 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

Temporary Shop and Services (Solar Power System Shop) for a Period of 5 Years and Associated Filling of Land

(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 .....234..... sq.m 平方米 ☒About 約
- Proposed plot ratio 擬議地積比率 .....0.5..... ☒About 約
- Proposed site coverage 擬議上蓋面積 .....54..... % ☒About 約
- Proposed no. of blocks 擬議座數 .....6.....
- Proposed no. of storeys of each block 每座建築物的擬議層數 .....1..... storeys 層  
☐ include 包括.....storeys of basements 層地庫  
☐ 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) ☐About 約  
.....3.3-3.8..... m 米 ☒About 約



## 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 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>Shek Kong Airfield Road via a local access .....</p> <p><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)</p> <p><input type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" 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)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td style="text-align: right;">2</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	2	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)	_____	_____	_____	_____	_____
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Others (Please Specify) 其他 (請列明)	_____																	
_____	_____																	
_____	_____																	
<p>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？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" 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)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td style="text-align: right;">1</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> <p><input type="checkbox"/></p>	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	1	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)	_____	_____	_____	_____	_____
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Heavy Goods Vehicle Spaces 重型貨車車位	N/A																	
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>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></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>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／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><input type="checkbox"/></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>	<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>.....</p> <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> <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"/>
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**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。

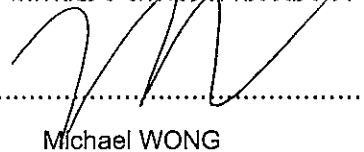
Please refer to the supplementary statement.

**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



☐ 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)  
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員  
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師  
 Others 其他 .....

on behalf of  
代表

R-riches Property Consultants Limited 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

08/11/2024 (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。



**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<sup>@</sup>

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

<sup>@</sup> 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.  
在該靈灰安置所內，總共最多可安放多少份骨灰。

<b>Gist of Application 申請摘要</b>			
(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	Lot 591 RP (Part) in D.D. 112, Shek Kong, Yuen Long, New Territories		
Site area 地盤面積	431 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	"Village Type Development" Zone		
Applied use/ development 申請用途／發展	Temporary Shop and Services (Solar Power System Shop) for a Period of 5 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	234 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.5 <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	6	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	3.3 - 3.8 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	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	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
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(iv) Site coverage 上蓋面積	54 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	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	2
	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)	2 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	1
	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 1 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
<b>Plans and Drawings 圖則及繪圖</b>		
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>Location plan, Zoning plan, Land Status Plan, Land Filling Plan, Swept Path Analysis, As-built drainage proposal; FSIs proposal and Certificates of Fire Service Installation and Equipment</u>		
<b>Reports 報告書</b>		
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。

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## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 591 RP (Part) in D.D. 112, Shek Kong, Yuen Long, New Territories* (the Site) for ‘**Temporary Shop and Services for a Period of 5 Years and Associated Filling of Land**’ (the development) (**Plans 1 to 3**).
- 1.2 The applicant would like to continue to use the Site to operate a retail shop of solar panels, as well as providing installation and maintenance services of solar power system to serve nearby locals.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned “Village Type Development” (“V”) on the Approved Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/9. According to the Notes of the OZP, ‘Shop and Services’ is a column 2 use within the “V” zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the “V” zone, there is no known long-term programme to develop the Site for small houses project. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the “V” zone and would better utilise deserted land in the New Territories.
- 2.3 The Site is the subject of a previous S.16 planning application (No. A/YL-SK/292) for ‘shop and services’ use (which was submitted by the same applicant as the current application), which was approved by the Board in 2020. Therefore, approval of the current application is in line with the Board’s previous decision. Comparing with the previous application (No. A/YL-SK/292), all major development parameters (including but not limited to site area, layout, structures, etc.) and operation mode remain the same. The applicant 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 Conditions of the Previous Application

Approval Conditions of Application No. A/YL-SK/292		Date of Compliance
(d)	The submission of a drainage proposal	18/06/2024

(e)	The implementation of the drainage proposal	Not complied with
(g)	The submission of a fire service installations (FSIs) proposal	05/07/2021
(h)	The implementation of the FSIs proposal	02/01/2024

2.4 During the operation of the previous application, the applicant has submitted and implemented FSIs proposal, as well as submitted drainage proposal and made effort in implementing the drainage proposal. The applicant submitted a revised drainage proposal for compliance with condition (d) on 14/05/2024 and was considered acceptable by the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 18.06.2024. However, the applicant did not managed to source a suitable drainage consultant to implement the drainage facilities since the applicant did not have sufficient funding to complete the remaining phase of the drainage facilities, hence, the construction works were temporarily put on hold.

2.5 With a new source of revenue from his personal savings and investments, the applicant intends to complete works for the remaining phase of drainage facilities during the planning approval period of the current application. In support of the application, the applicant has submitted the accepted drainage, FSIs proposals and a set of Certificate of Fire Service Installation and Equipment (FS251) of the previous application to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I and II**).

### 3) Development Proposal

3.1 The site area is 431 m<sup>2</sup> (about) (**Plan 3**). Six 1-storey structures are provided at the Site for shop and services, site office, meeting room, as well as rain shelter for storage of goods, parking spaces and loading/unloading (L/UL) area uses with total GFA of 234 m<sup>2</sup> (about) (**Plan 4**). The operation hours of the Site are Mondays to Saturdays from 09:00 to 18:00. No operation on Sundays and public holidays. The site office and meeting room are intended to provide indoor workspaces for administrative staff to support the daily operation of the Site. The number of staff working at the Site is 6. It is anticipated that the Site would be able to attract about 10 visitors per day. Details of development parameters are shown at **Table 2** below:



**Table 2 – Major Development Parameters**

<b>Application Site Area</b>	431 m <sup>2</sup> (about)
<b>Covered Area</b>	234 m <sup>2</sup> (about)
<b>Uncovered Area</b>	197 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.5 (about)
<b>Site Coverage</b>	54% (about)
<b>Number of Structure</b>	6
<b>Total GFA</b>	234 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	234 m <sup>2</sup> (about)
<b>Building Height</b>	3.3 – 3.8 m (about)
<b>No. of Storey</b>	1

3.2 The Site has been filled wholly with concrete with existing site level of +15.3 mPD, which also maintains at the same level as the previous application (No. A/YL-SK/292) (**Plan 5**). The hard-paved area is intended to facilitate a flat surface for site formation of structures and circulation area. Therefore, the associated land filling area is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out at the Site at any time during the planning approval period.

3.3 The Site is accessible from Shek Kong Airfield Road via a local access (**Plan 1**). A total of 2 private car (PC) parking spaces and 1 L/UL spaces for light goods vehicles (LGV) are provided. Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Details of parking spaces and L/UL space provision are shown at **Table 2** below:

**Table 2 – Parking and L/UL Provisions**

<b>Types of Space(s)</b>	<b>No. of Space(s)</b>
Parking spaces for PC - 2.5 m (W) x 5 m (L)	2
L/UL space for LGV - 3.5 m (W) x 7 m (L)	1

- 3.4 Staff are expected to access the Site by their own private cars with/or public transport services, which are available in the vicinity of the Site. Staff travelling by public transport will be ferried by other staff by private cars from the nearest bus stop (i.e. Ng Ka Tsuen) or from Kam Sheung Road MTR Station to the Site. The above arrangement has been adopted since the approval of previous application No. A/YL-SK/292 since 2020, and it has been proven to be workable. As such, the adverse traffic impact arising from the development is not anticipated.
- 3.5 Only PCs and LGVs are allowed to enter/exit the Site at any time during the planning approval period. No medium or heavy goods vehicles, including container tractors/trailers are allowed. Delivery activities are mostly arranged during non-peak hours (i.e. times other than 09:00 to 10:00 and 17:00 to 18:00) unless requests from customers. Hence, minimal L/UL activity is expected during peak hours. The trip generation/ attraction rates are as shown at **Table 3** below.

**Table 3** – Estimated Trip Generation and Attraction of the Development

Time Period	PC		LGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	2	0	0	1	3
Trips at <u>PM peak</u> per hour (17:00 - 18:00)	0	2	1	0	3
Traffic trip per hour (10:00 - 17:00)	0	0	1	1	2

- 3.6 Relevant environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. will be strictly complied with at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

#### 4) Conclusion

- 4.1 The development has not been creating significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. the submission of the approved drainage and FSIs proposals, as well as previously accepted FS251 to mitigate any

adverse impact arising from the development (**Appendices I and II**).

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Temporary Shop and Services for a Period of 5 Years and Associated Filling of Land**’.

**R-riches Property Consultants Limited**

**November 2024**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Site
<b>Plan 3</b>	Plan Showing the Land Status of the Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Plan Showing the Filling of Land Area of the Site
<b>Plan 6</b>	Swept Path Analysis

## **APPENDICES**

<b>Appendix I</b>	Accepted Drainage Proposal under Application No. A/YL-SK/292
<b>Appendix II</b>	Accepted Fire Service Installations Proposal and Certificate of Fire Service Installation and Equipment under Application No. A/YL-SK/292

Our Ref. : DD112 Lot 591 RP  
Your Ref. : TPB/A/YL-SK/405

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

**By Email**

17 January 2025

Dear Sir,

**Supplementary Information**

**Temporary Shop and Services (Solar Power System Shop) for a Period of 5 Years  
and Associated Filling of Land in “Village Type Development” Zone,  
Lot 591 RP (Part) in D.D. 112, Shek Kong, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-SK/405)**

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

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**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: [REDACTED])

(Attn.: [REDACTED])



**Supplementary Information**

**Temporary Shop and Services (Solar Power System Shop) for a Period of 5 Years  
and Associated Filling of Land in “Village Type Development” Zone,  
Lot 591 RP (Part) in D.D. 112, Shek Kong, Yuen Long, New Territories**

**(Application No. A/YL-SK/405)**

- (i) The applicant provides the following supplementary information for the application:
- The applicant wishes to revise the applied use to ‘**Temporary Shop and Services (Solar Power System Shop) for a Period of 5 Years and Associated Filling of Land**’. Revised P.6, P.7 and P.14 of the application form is enclosed for your consideration (**Annex I**); and
  - The applicant confirms all major development parameters (including but not limited to site area, layout, structures, etc.), operation mode and site level of the application site maintains the same the previous application (No. A/YL-SK/292). Revised page 3 of planning statement (**Annex II**), and a revised land filling plan (Plan 5) are also enclosed for your consideration (**Annex III**).

#### LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 431 m<sup>2</sup> (ABOUT)

#### VEHICULAR ACCESS

ACCESSIBLE FROM SHEK KONG AIRFIELD ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM SHEK KONG  
AIRFIELD ROAD VIA A LOCAL ACCESS

APPLICATION SITE

Ivy House

Choi Yi Wah  
Ancestral Hall

Pat Heung Central  
Primary School

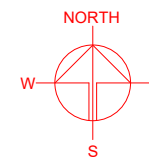
Kam Fuk Gard

#### LEGEND



APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND  
SERVICES FOR A PERIOD OF 5  
YEARS AND ASSOCIATED  
FILLING OF LAND

SITE LOCATION

LOT 591 RP (PART) IN D.D. 112,  
SHEK KONG, YUEN LONG, NEW  
TERRITORIES

SCALE  
1 : 3000 @ A4

DRAWN BY  
MN 28.10.2024

CHECKED BY  
DATE

APPROVED BY  
DATE

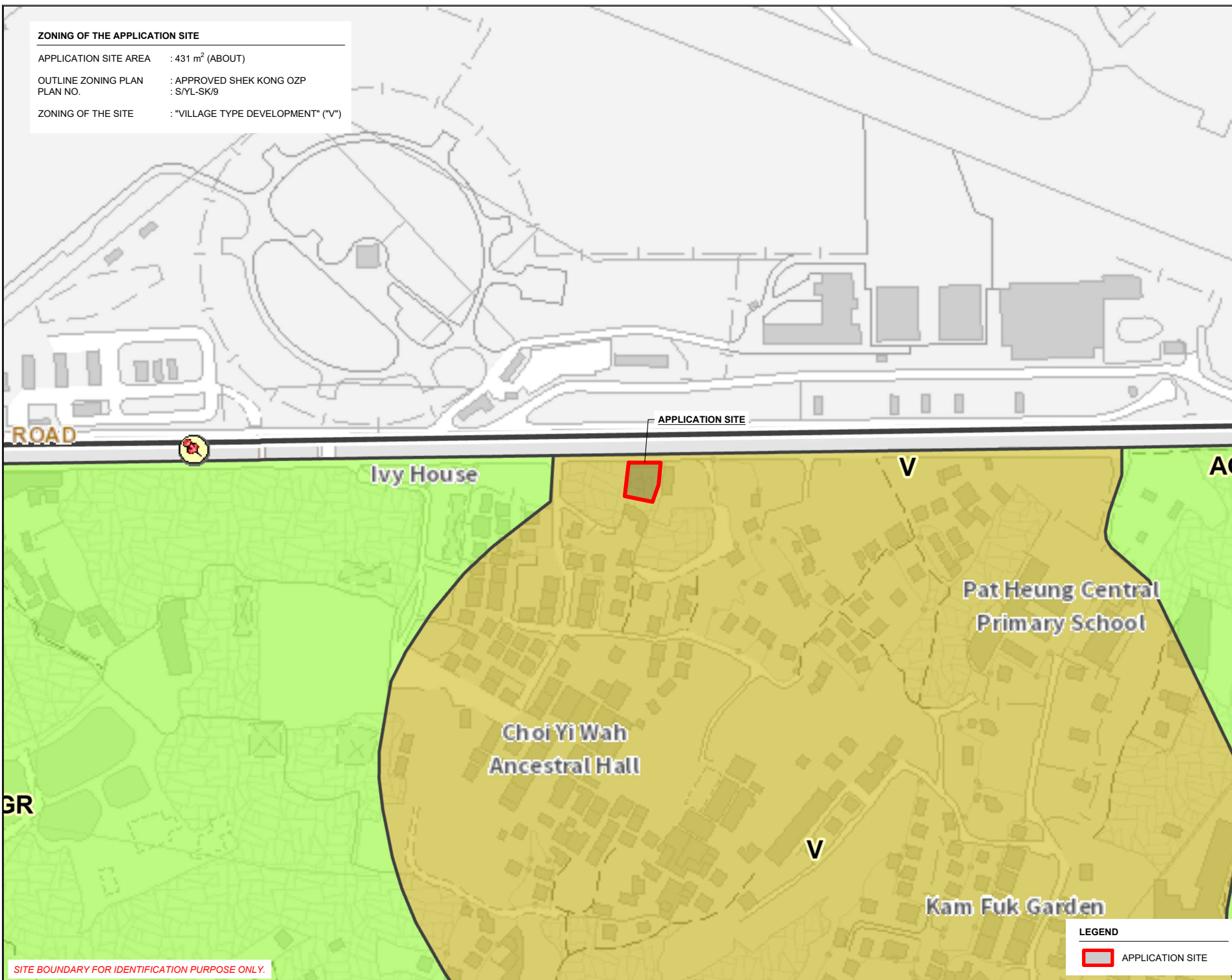
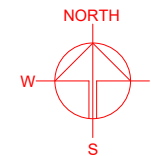
DWG. TITLE  
LOCATION PLAN

DWG NO.  
PLAN 1

VER.  
001

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 431 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED SHEK KONG OZP  
PLAN NO. : S/YL-SK/9  
ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 591 RP (PART) IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 5000 @ A4

DRAWN BY MN	DATE 28.10.2024
CHECKED BY	DATE
APPROVED BY	DATE

**LEGEND**

 APPLICATION SITE

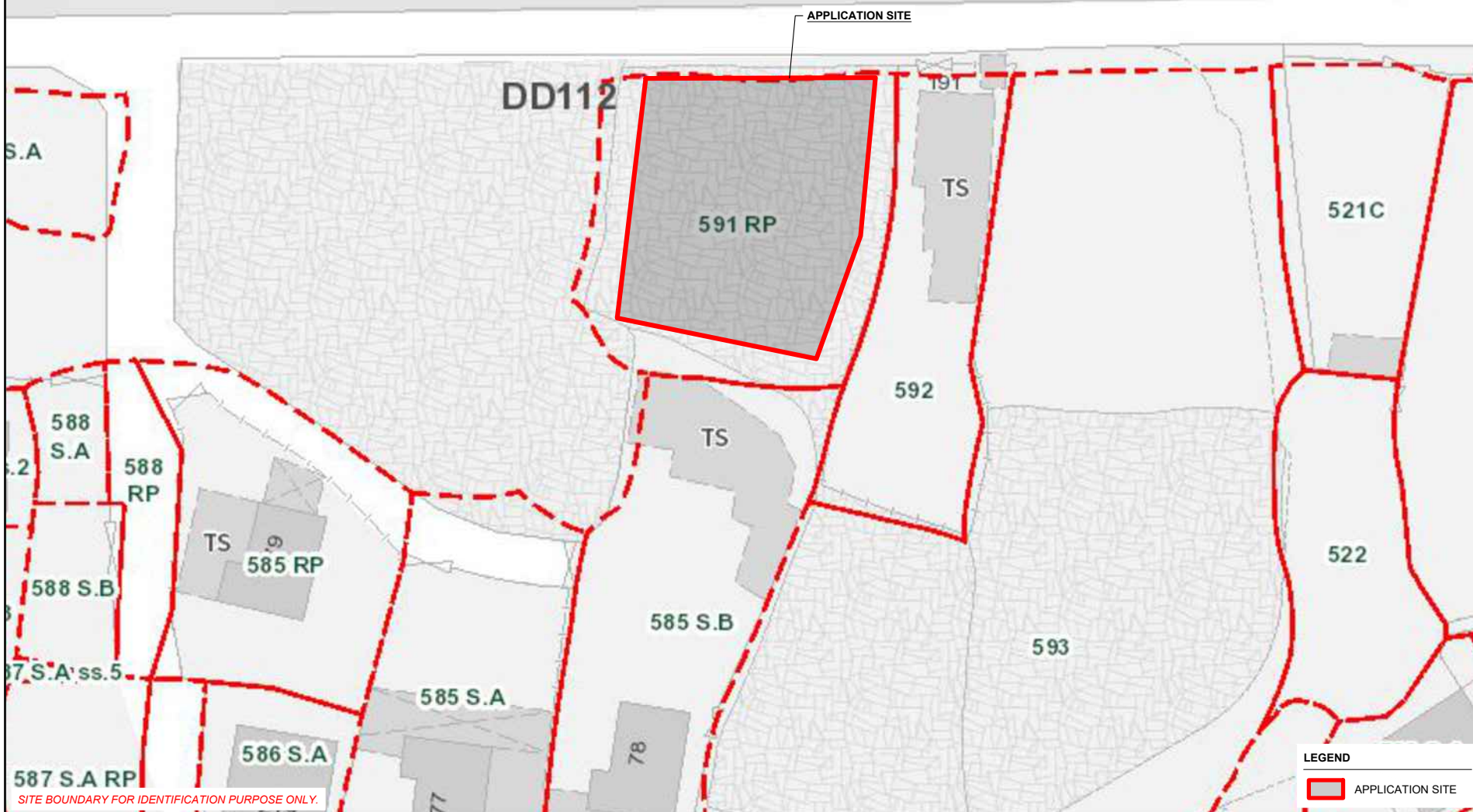
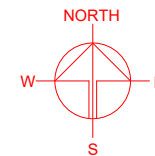
DWG. TITLE  
ZONING OF THE SITE

DWG NO. PLAN 2	VER. 001
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# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 431 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 431 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 591 RP (PART) IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

28.10.2024

CHECKED BY

DATE

APPROVED BY

DATE

## LEGEND

APPLICATION SITE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

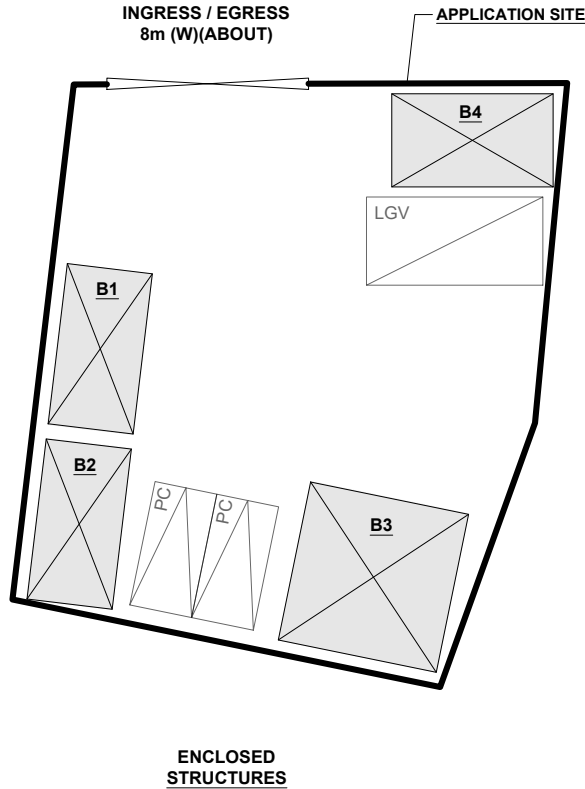
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 431m <sup>2</sup>	(ABOUT)
COVERED AREA	: 234m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 197m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.5	(ABOUT)
SITE COVERAGE	: 54%	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 234m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 234m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3.3m - 3.8m	(ABOUT)
NO. OF STOREY	: 1	

PARKING AND LOADING / UNLOADING PROVISIONS

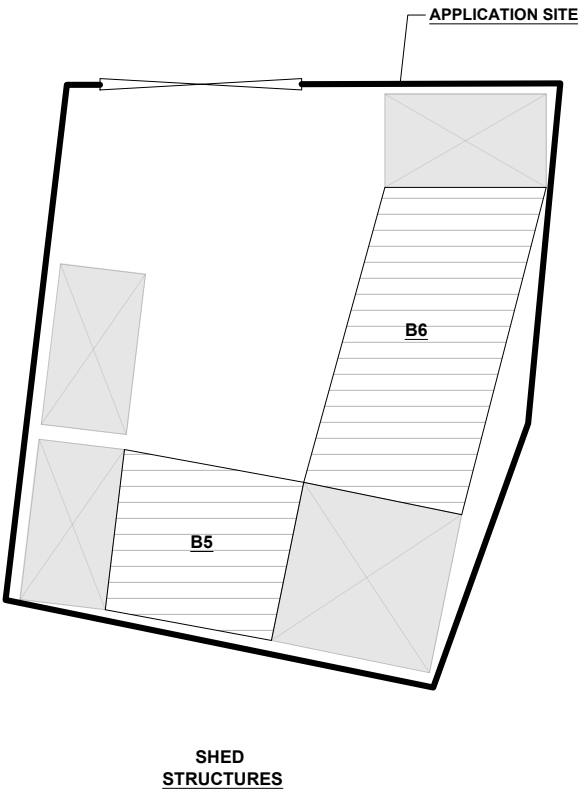
NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5m (L)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 3.5m (W) X 7m (L)



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP & SERVICES (SOLAR PANEL)	22m <sup>2</sup> (ABOUT)	22m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2	SHOP & SERVICES (SOLAR PANEL)	22m <sup>2</sup> (ABOUT)	22m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B3	SITE OFFICE AND MEETING ROOM	41m <sup>2</sup> (ABOUT)	41m <sup>2</sup> (ABOUT)	3.8m (ABOUT)(1-STOREY)
B4	SITE OFFICE AND MEETING ROOM	24m <sup>2</sup> (ABOUT)	24m <sup>2</sup> (ABOUT)	3.3m (ABOUT)(1-STOREY)
B5	RAIN SHELTER (CANOPY)*	45m <sup>2</sup> (ABOUT)	45m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B6	RAIN SHELTER (CANOPY)* AND STORAGE OF GOODS	80m <sup>2</sup> (ABOUT)	80m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		234m <sup>2</sup> (ABOUT)	234m <sup>2</sup> (ABOUT)	

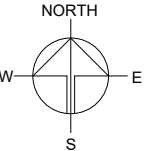
STRUCTURES B1 TO B4 ARE CONTAINER CONVERTED STRUCTURE WITH SOLAR PANELS FITTED AT THE ROOF<sup>#</sup>  
STRUCTURES B5 AND B6 ARE SHED STRUCTURES WITH SOLAR PANELS FITTER AT THE ROOF

<sup>#</sup>ELECTRICITY GENERATED BY THE SOLAR PANELS ON THE ROOF OF STRUCTURES B1 TO B4 ARE FOR THE USE OF THE PROPOSED DEVELOPMENT ONLY



LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (LIGHT GOODS VEHICLE)
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND  
SERVICES FOR A PERIOD OF 5  
YEARS AND ASSOCIATED  
FILLING OF LAND

SITE LOCATION

LOT 591 RP (PART) IN D.D. 112,  
SHEK KONG, YUEN LONG, NEW  
TERRITORIES

SCALE

1 : 300 @ A4

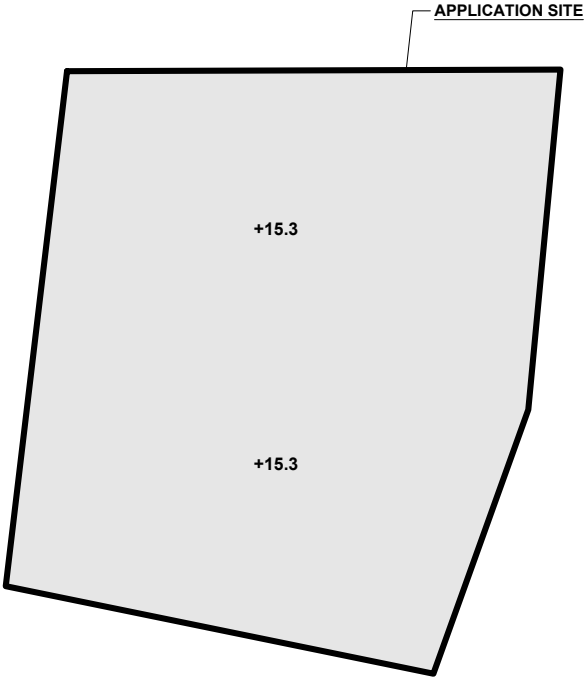
DRAWN BY MN	DATE 28.10.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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EXISTING CONDITION OF THE APPLICATION SITE

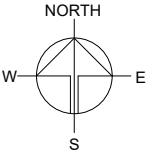
APPLICATION SITE AREA	: 431 m <sup>2</sup>	(ABOUT)
COVERED BY STRUCTURE	: 234 m <sup>2</sup>	(ABOUT)
EXISTING FILLING AREA	: 431 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: 0.1 m	(ABOUT)
EXISTING SITE LEVEL	: +15.3 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES AND CIRCULATION AREA	



**LEGEND**

	APPLICATION SITE
	LAND FILLING AREA
<b>+15.3</b>	PROPOSED SITE LEVEL

\*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY

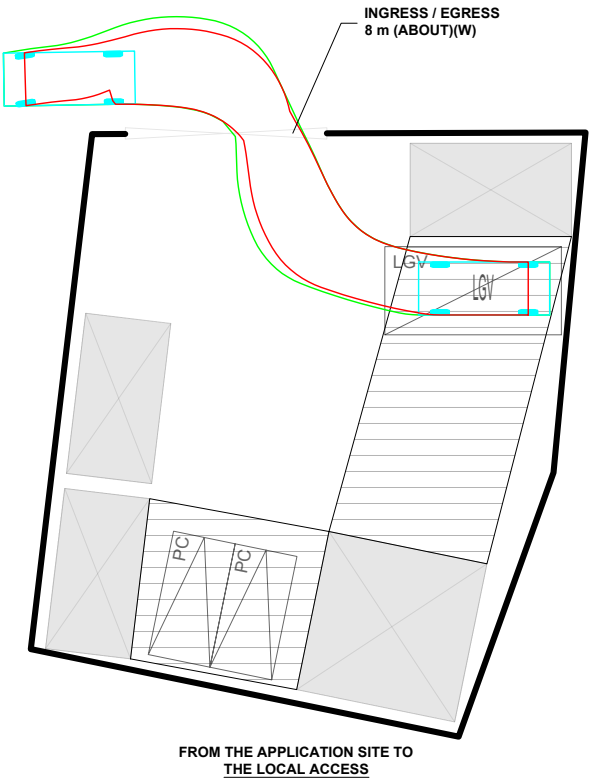
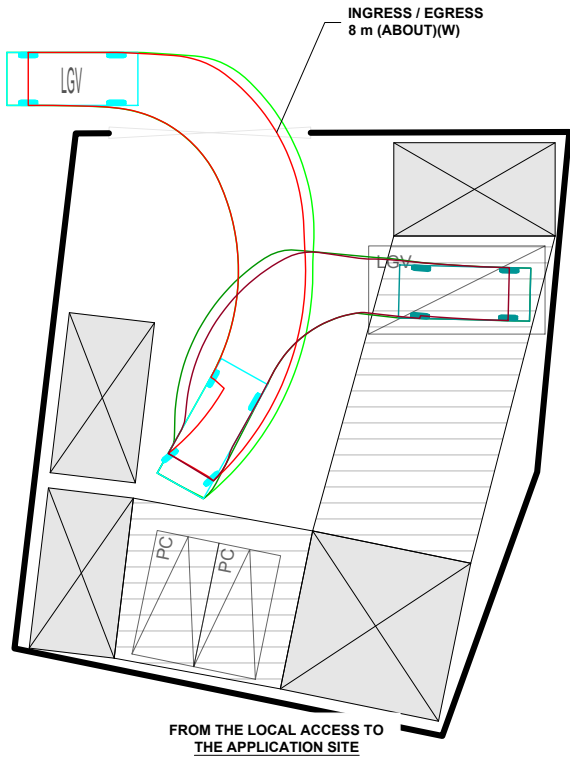


PLANNING CONSULTANT	
PROJECT	
TEMPORARY SHOP AND SERVICES (SOLAR POWER SYSTEM SHOP) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND	
SITE LOCATION	
LOT 591 RP (PART) IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 300 @ A4	
DRAWN BY	DATE
MN	28.10.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FILLING OF LAND AREA	
DWG NO.	VER.
PLAN 5	001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING.



LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PRIVATE CAR)
	LUL SPACE (LIGHT GOODS VEHICLE)
	INGRESS / EGRESS
	MEDIUM GOODS VEHICLE
	SWEPT PATH OF VEHICLE

NORTH



W E S

PLANNING CONSULTANT

 **R-Riches**  
Property Consultants Ltd.

PROJECT

TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 591 RP (PART) IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE	
1 : 300 @ A4	
DRAWN BY	DATE
MN	28.10.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	
SWEPT PATH ANALYSIS	
DWG NO.	VER.
PLAN 6	001

Appendix I**規 劃 署**

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中環大廈 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/292
電話號碼	Tel. No. :	3168 4072
傳真機號碼	Fax No. :	3168 4074/ 3168 4075

**By Post & Fax (2323 3662)**

R-riches Property Consultants Limited  
Block D, The Richfield,  
No. 236 Kat Hing Wai,  
Kam Tin, N.T., Hong Kong  
(Attn: Matthew NG/ Grace WONG)

18 June 2024

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (d) -  
the Submission of a Drainage Proposal**

**Proposed Temporary Shop and Services for a Period of 5 Years  
and Filling of Land in "Village Type Development" Zone,  
Lot 591 RP (Part) in D.D. 112, Shek Kong, Yuen Long**  
**(Application No. A/YL-SK/292)**

I refer to your submission dated 14.5.2024 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.**
- ☐ 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.**

Should you have any queries, please contact Mr. Kenneth Y L Chan (Tel.: 2300 1259) of the Drainage Services Department directly.

Yours faithfully,

( K W N G )

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

C.C.

CE/MN, DSD

(Attn.: Mr. Kenneth Y L Chan)

Internal

CTP/TPB

KWN/RS/MS/th

Appendix*Comments of the Director of Drainage Services:*

- (i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- (ii) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- (iii) The applicant is required to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas.
- (iv) The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made. In the case that it is a local village drains, District Office/Yuen Long should be consulted. The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek Lands Department's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the application site.

Our Ref.: DD112 Lot 591 RP  
Your Ref.: TPB/A/YL-SK/292

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

**By Email**

14 May 2024

Dear Sir,

**Compliance with Approval Condition (d)**

**Proposed Temporary Shop and Services (Solar Power System Shop)  
for a Period of 5 Years and Filling of Land in "Village Type Development" Zone,  
Lot 591 RP (Part) in D.D. 112, Shek Kong, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-SK/292)**

We are writing to submit a response-to-comments table and a revised drainage proposal for compliance with approval condition (d) of the subject application, i.e. *the submission of a drainage proposal* (**Appendices I and II**).

Should you require more information regarding the application, please contact our Mr. Louis TSE 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**



**Matthew NG**  
Planning and Development Manager

cc DPO/FSYLE, PlanD

(Attn.: [REDACTED])



**Appendix I – Response to Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)**

<b>Comments of the CE/MN, DSD</b> <b>(Contact Person Ms. Vickt SY; Tel: 2300 1347)</b>		
(i)	The existing stormwater drainage system proposed for discharge of the runoff from the application site(s) is not maintained by DSD. The applicants shall resolve any conflict/disagreement arisen for discharging the runoff from the application site(s) to the proposed discharge points). Moreover, the applicants should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the application site(s). Regular maintenance should be carried out by the applicant(s) to avoid blockage of the system. In the case that it is a local village drains, District Office/ Yuen Long should be consulted;	Noted.
(ii)	The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel;	Flow direction in Fig.1 is provided for reference <b>(Appendix II)</b> .
(iii)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given;	Cross-sections showing the existing and proposed ground level are provided for your consideration <b>(Appendix II)</b> .
(iv)	Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site;	No walls or hoarding are proposed.
(v)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and	Noted.





**S.16 Planning Application No. A/YL-SK/292**

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(vi)	The applicant(s) shall resolve any conflict/disagreement with relevant lot owners) and seek Lands Department's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s).	Noted.
------	---	--------



Note:





1. Catchpit (CP3) with desilting facility shall follow CEDD standard drawing No. C2406I.

2. Proposed Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

3. The inverted level of the connection point shall be verified on site prior the commencement of work

Appendix II

Legend:

-  Proposed UC (Gradient) with cast iron cover
-  Existing Drain
-  Proposed Catchpit
-  Fall Direction

Company:

Project:

Lot 591 RP (Part) in  
D.D. 112, Shek Kong,  
Yuen Long  
(A/YL-SK/292)

(Drainage Proposal)

Title:

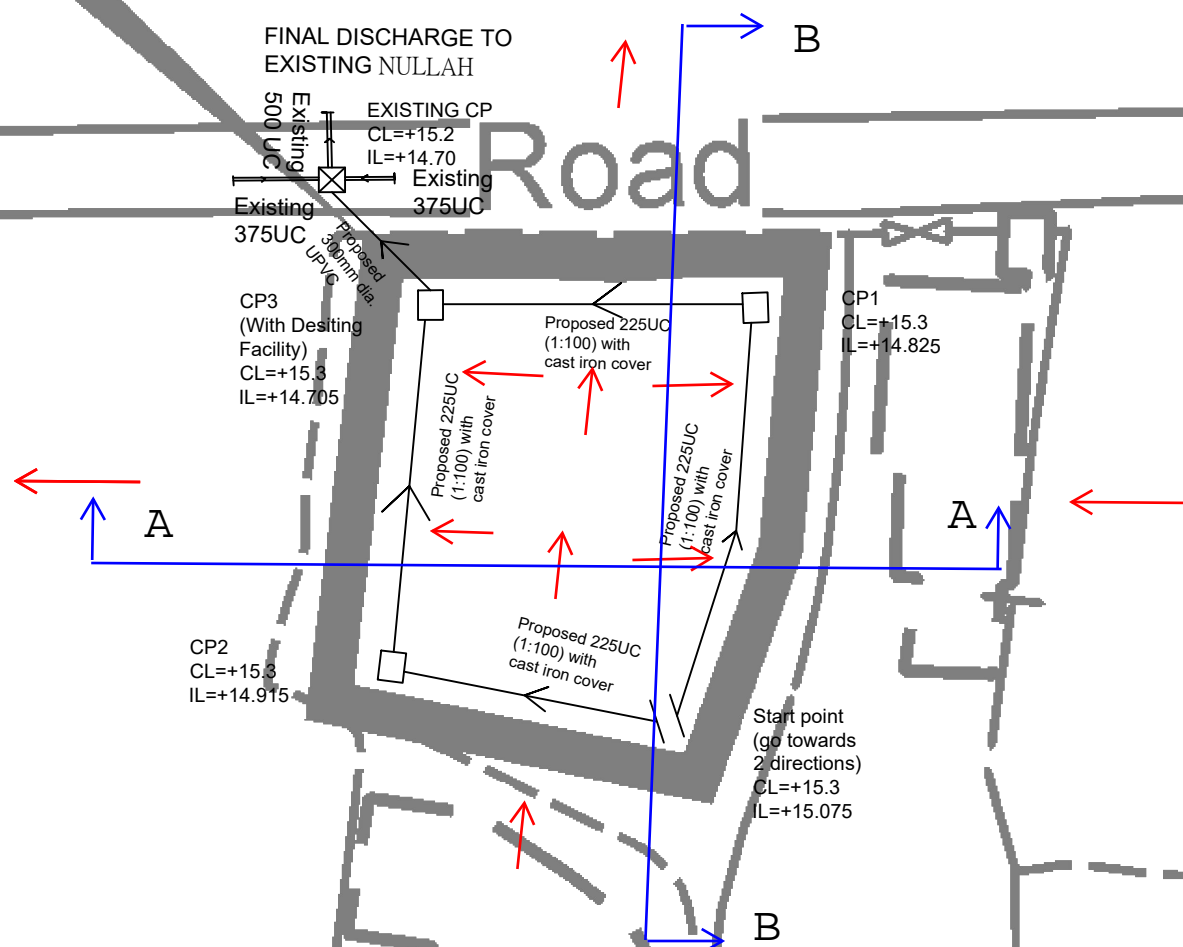
Drainage layout

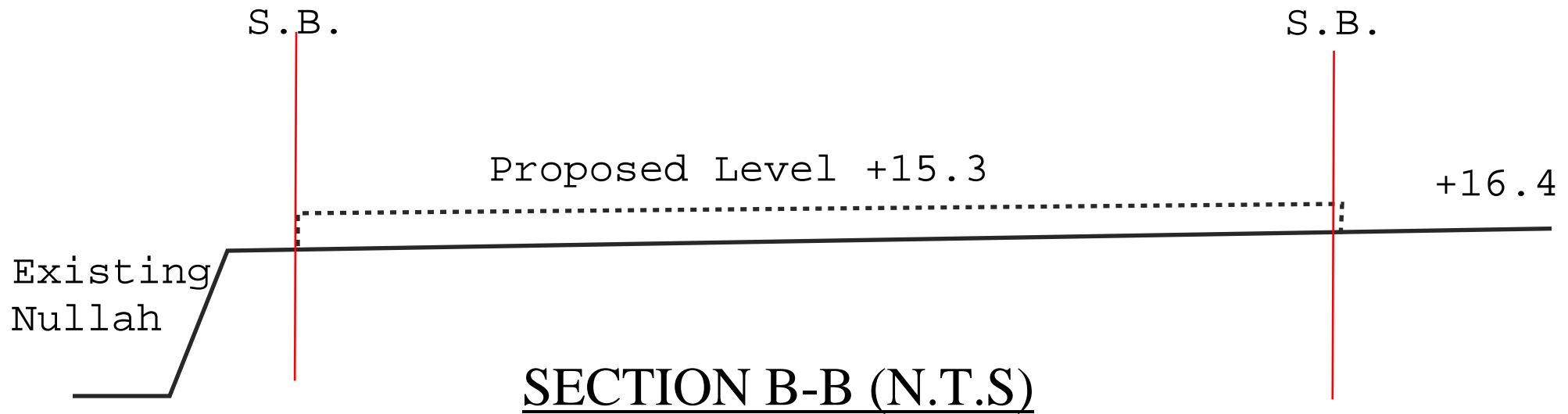
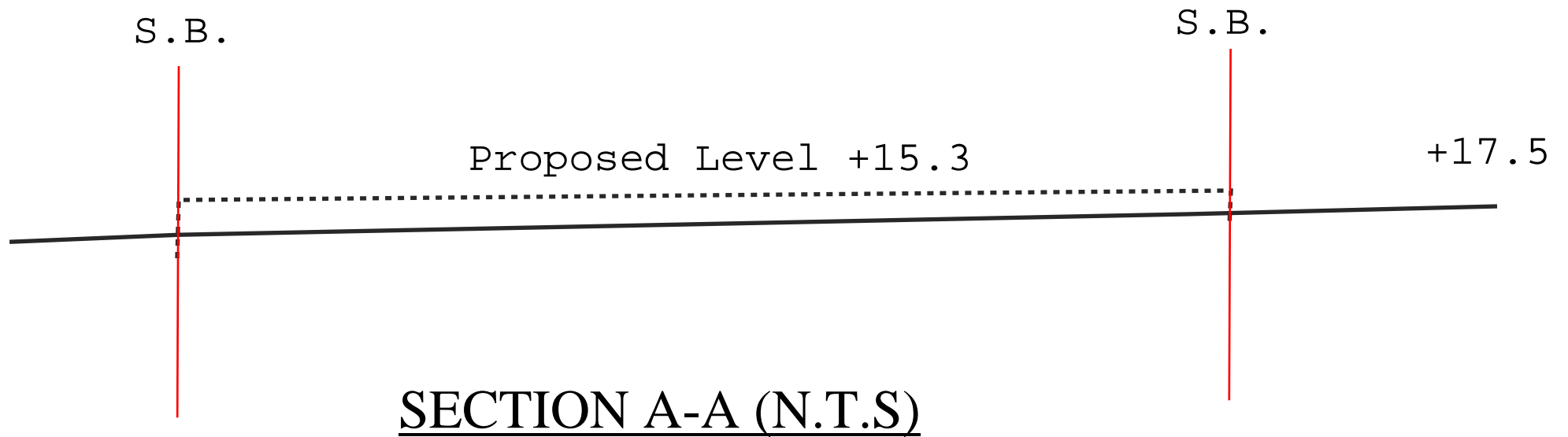
Dwg No:

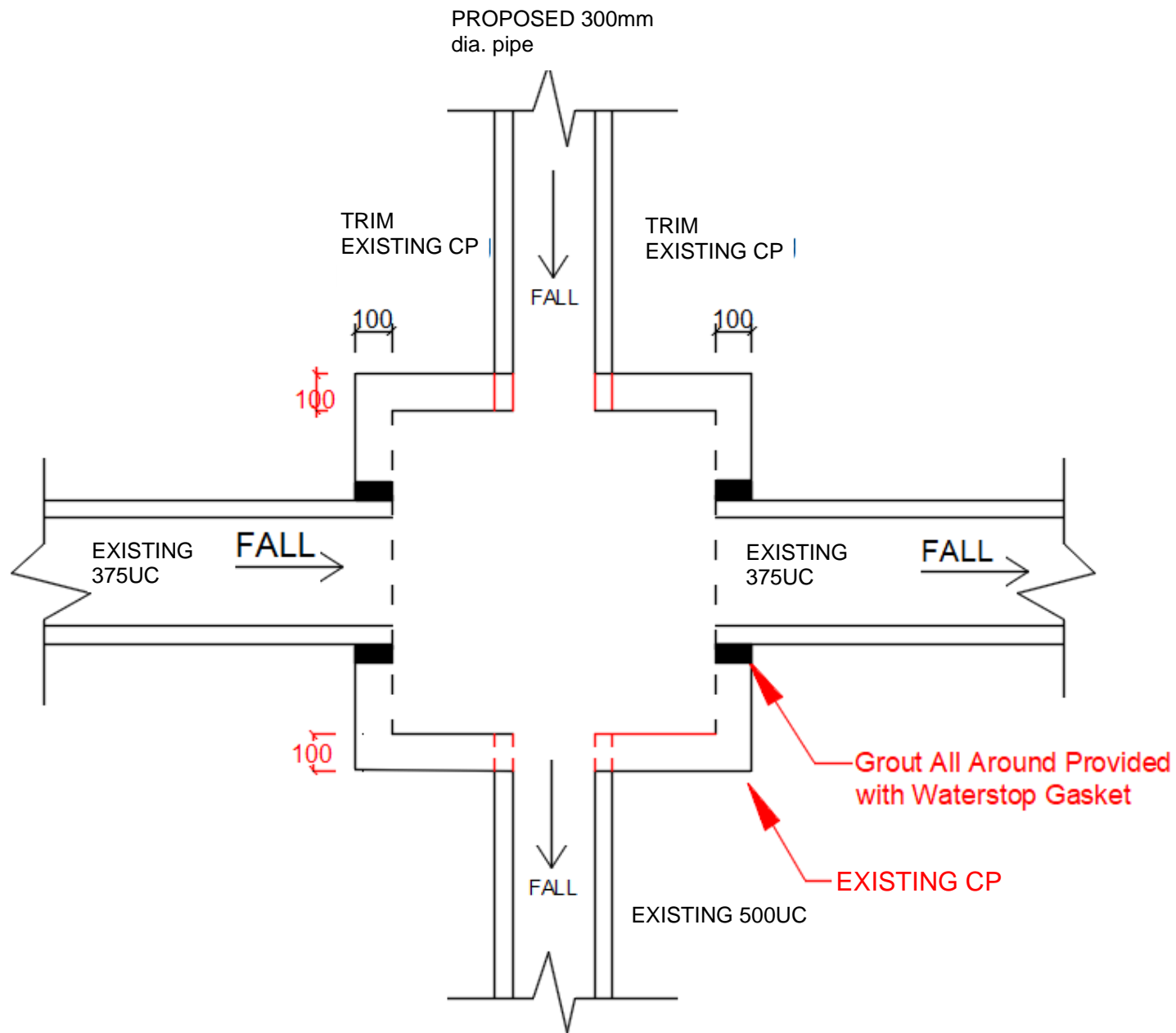
File:

Fig.1

Date:  
20 Jan 2023



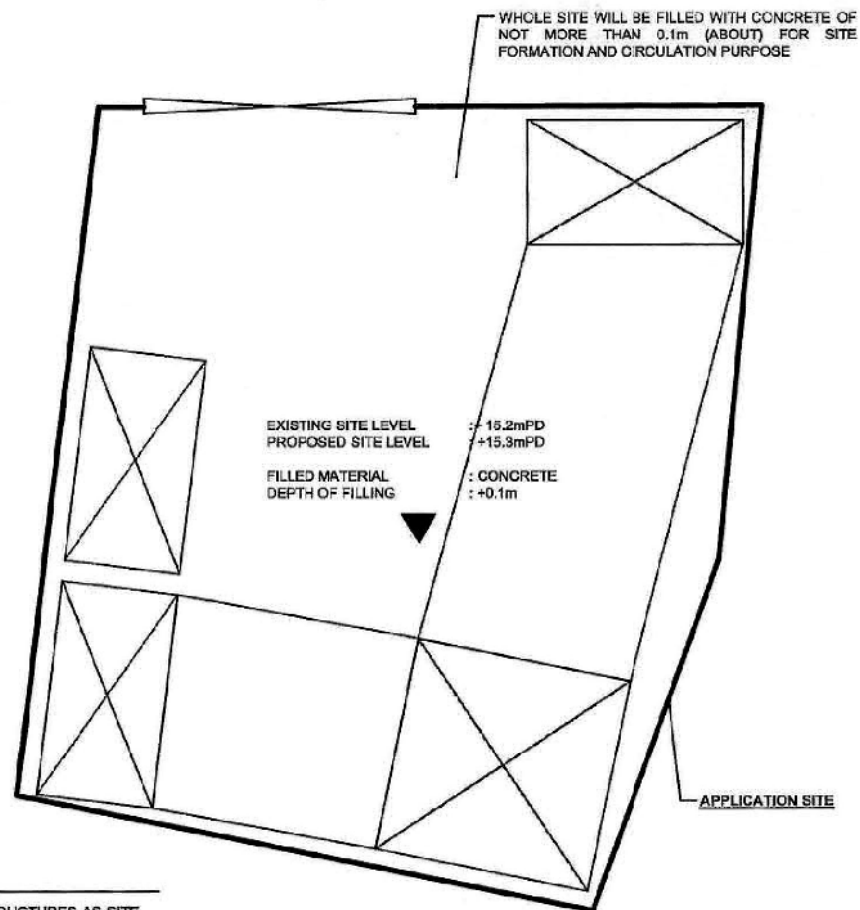




EXISTING CP - CONNECTION DETAIL

# PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 431m <sup>2</sup> (ABOUT)
COVERED BY STRUCTURE	: 234m <sup>2</sup> (54%)(ABOUT)
LAND FILLING AREA	: 431m <sup>2</sup> (31%)(ABOUT)
DEPTH OF LAND FILLING	: +0.1m (ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES AND CIRCULATION PURPOSE

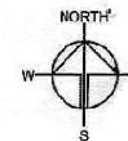


## REASON OF LAND FILLING

- CONCRETE IS PROPOSED TO BE LAID AT BOTTOM OF STRUCTURES AS SITE FORMATION AND GROUND SURFACE FOR CIRCULATION PURPOSE.
- LOADING OF STRUCTURES AND VEHICLE COULD COMPACT THE EXISTING SOILED GROUND, WHICH SUBSEQUENTLY WEAKENS THE GROUND SURFACE.
- THE CONCRETE SURFACE COULD STABILISE THE EXISTING SOILED GROUND AND PREVENT EROSION FROM SURFACE RUN-OFF.
- IT PROVIDES GROUND REINFORCEMENT SO THAT IT CAN WITHSTAND THE HEAVY LOADING OF STRUCTURES, VEHICLE AND GOODS (SOLAR PANEL).

## LEGEND

	ENCLOSED STRUCTURE
	SHED STRUCTURE
	INGRESS / EGRESS



Drawing No.	Var.
P05	01
Project	
PROPOSED TEMPORARY SHOP AND SERVICES (SOLAR POWER SYSTEM) FOR A PERIOD OF 5 YEARS AND LAND FILLING	
LOT 591 RP (PART) IN D.D. 112	
Drawing Title	
PAVED RATIO OF THE SITE	
Scale of A1	
4:200	
Drawn	Date
	9.9.2020
Revised	Date

(資料來源:申請人於 6. 10. 2020 呈交的資料)  
(Source : Applicant's Submission of 6.10.2020)

參考編號  
REFERENCE No.  
A/YL-SK/292

繪圖 DRAWING  
A-3

Assume return period  $T = 50$  years

According to Table 3a of SDM 2018,

$$a = 451.3, b = 2.46, c = 0.337$$

$$i = \frac{a}{(td+b)^c}$$

Duration in minutes is taken as 6 mins

According to Table 28 of SDM, 2018, rainfall increase = 10.4%

$$i = \frac{451.3}{(6+2.46)^{0.337}} (1 + 10.4\%) = 220 \times (1 + 10.4\%) = 243 \text{ min/hr}$$

For conservative design,  $i = 250$  min/hr is taken.

Catchment Area =  $810.6 \text{ m}^2$  (including proposed development area and existing development).

Surface runoff coefficient  $C = 0.95$

$$Q_p = 0.278 C i A$$

$$= 0.278 (0.95) (250) (810 \times 10^{-6})$$

$$= 0.0535 \text{ m}^3/\text{s} = 3208 \text{ litre /min}$$

Check Proposed 300mm  $\phi$  concrete pipe by Colebrook - white Equation.

$$V = \frac{1}{\sqrt{(8gDs) \log \left( \frac{ks}{3.7D} + \frac{2.51V}{D\sqrt{2gDs}} \right)}}$$

$$g = 9.81 \text{ m/s}^2$$

$$D = 0.3 \text{ m}$$

$K_s = 0.00015 \text{ m}$  (Table 5, from DSD Sewage Manual, concrete pipe)

$$v = 1.14 \times 10^{-6} \text{ m}^2/\text{s}$$

$$S = 0.015$$

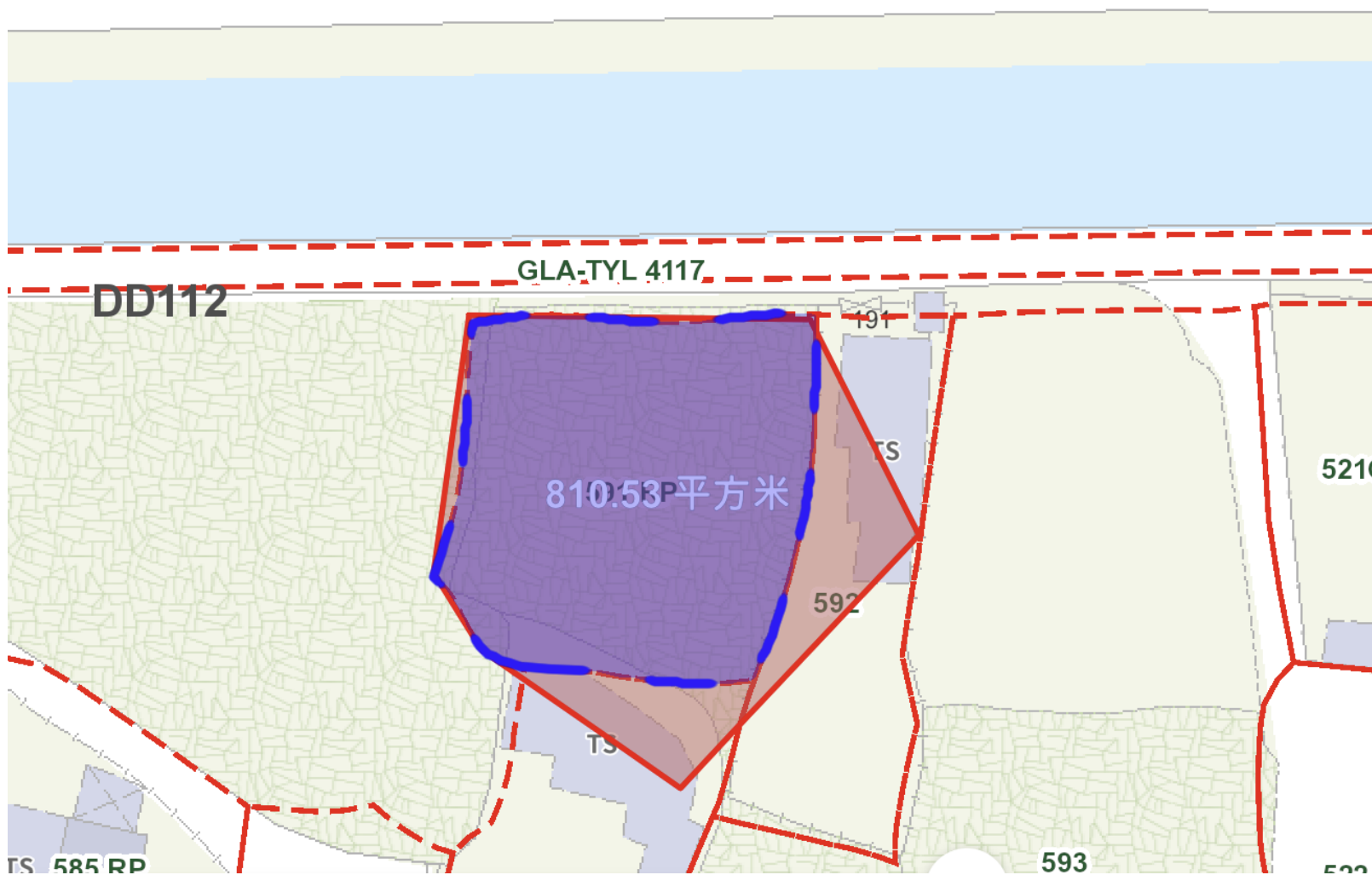
$$\text{Cross-Section Area} = \frac{TV(0.3)^2}{4} = 0.0707 \text{ m}^2$$

Therefore, design velocity of pipe capacity =  $2.24 \text{ m/s}$

> velocity from catchment area

$$= \frac{0.0535}{0.0707} = 0.757 \text{ m/s} \quad \text{OK!}$$

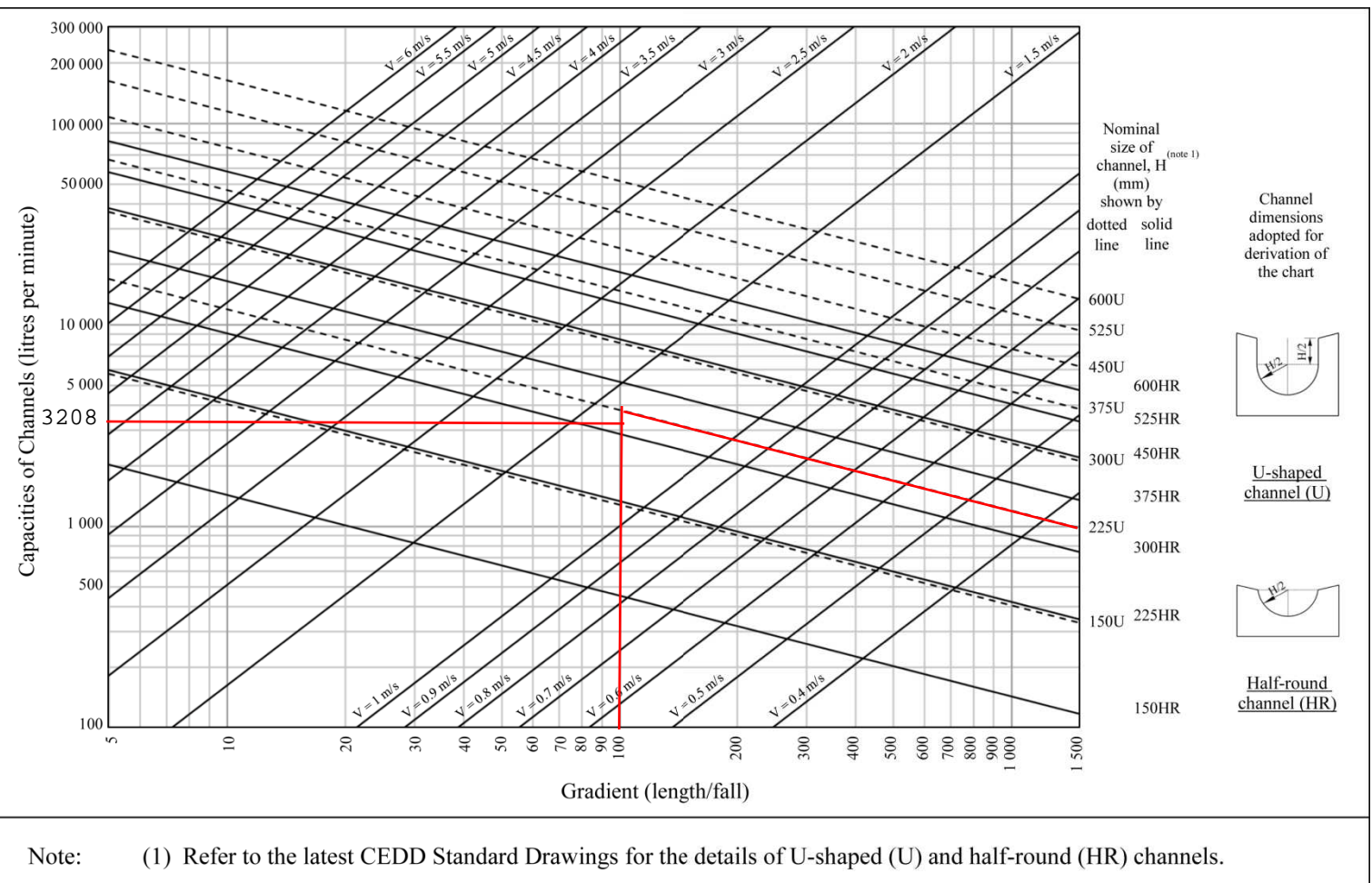
As a result, proposed 225UC and proposed 300mm dia underground pipe can cater the surface runoff due to proposed development



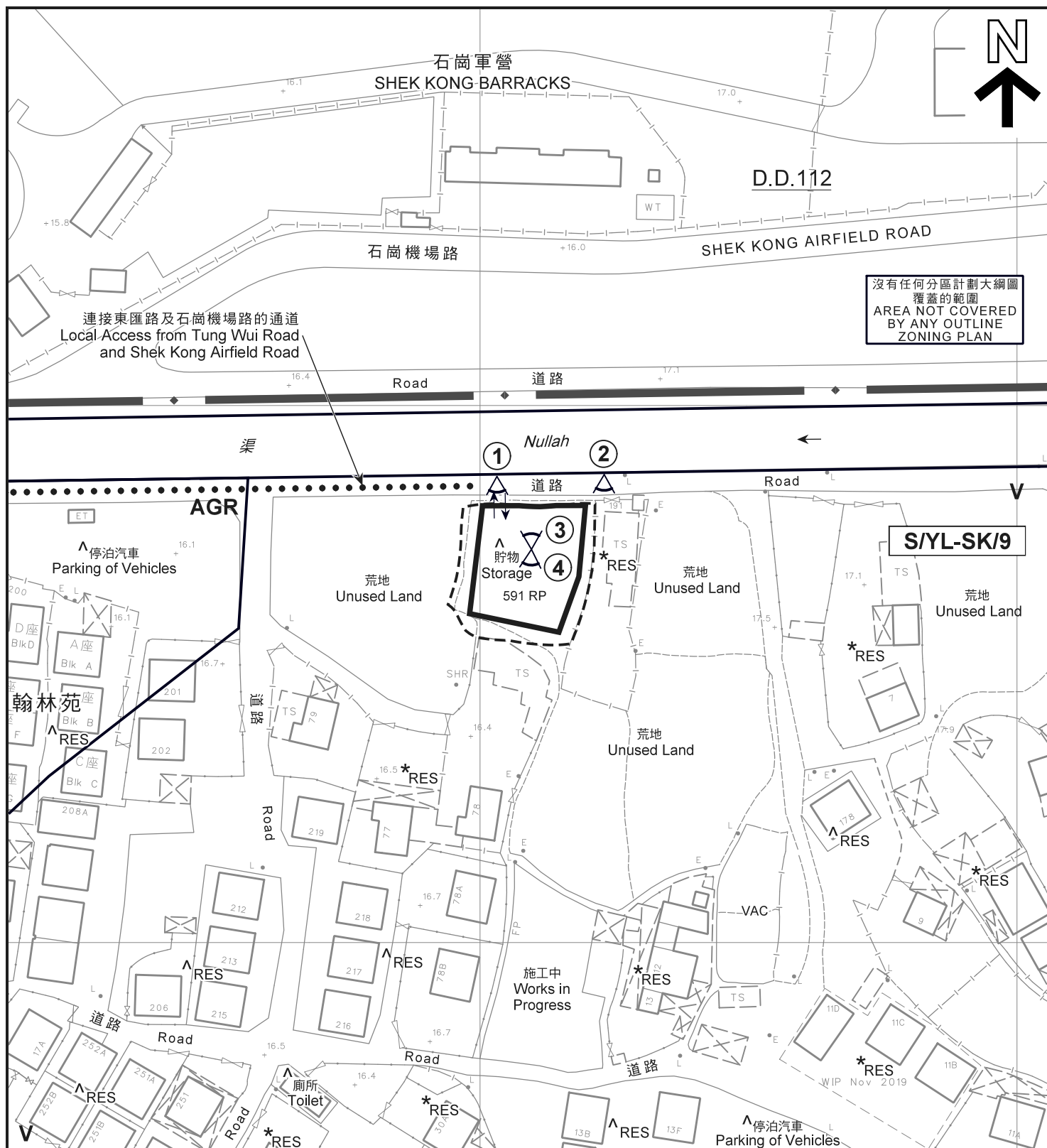
# **GEO Technical Guidance Note No. 43 (TGN 43)** **Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes**

Issue No.: 1 | Revision: - | Date: 05.06.2014 | Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm







#### 圖例 LEGEND

- 申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- AGR** 農業  
AGRICULTURE
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT

- RES** 住用構築物  
RESIDENTIAL STRUCTURES
- VAC** 空置  
VACANT
- 入口 / 出口  
INGRESS / EGRESS
- 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

#### 註釋 Notes:

- (1) 2020年10月14日勘測的土地用途  
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 14.10.2020
- (2) \* 土地用途跟1991年10月勘測的土地用途一致  
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department in Oct 1991
- (3) ^ 土地用途跟1991年10月勘測的土地用途有別  
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department in Oct 1991

#### 平面圖 SITE PLAN

本摘要圖於2020年11月26日擬備，所根據的資料為測量圖編號 6-NE-13D  
EXTRACT PLAN PREPARED ON 26.11.2020  
BASED ON SURVEY SHEET No. 6-NE-13D

臨時商店及服務行業 (為期5年) 連填土工程  
元朗石崗丈量約份第112約地段第591號餘段 (部分)  
TEMPORARY SHOP AND SERVICES  
FOR A PERIOD OF 5 YEARS AND FILLING OF LAND  
LOT 591 RP (PART) IN D.D. 112, SHEK KONG, YUEN LONG

SCALE 1 : 1 000 比例尺  
METRES 20 0 20 40 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-SK/292

圖 PLAN  
A-2



申請地點界線只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

臨時商店及服務行業（為期5年）連填土工程  
元朗石崗丈量約份第112約地段第591號餘段（部分）  
TEMPORARY SHOP AND SERVICES  
FOR A PERIOD OF 5 YEARS AND FILLING OF LAND  
LOT 591 RP (PART) IN D.D. 112, SHEK KONG, YUEN LONG

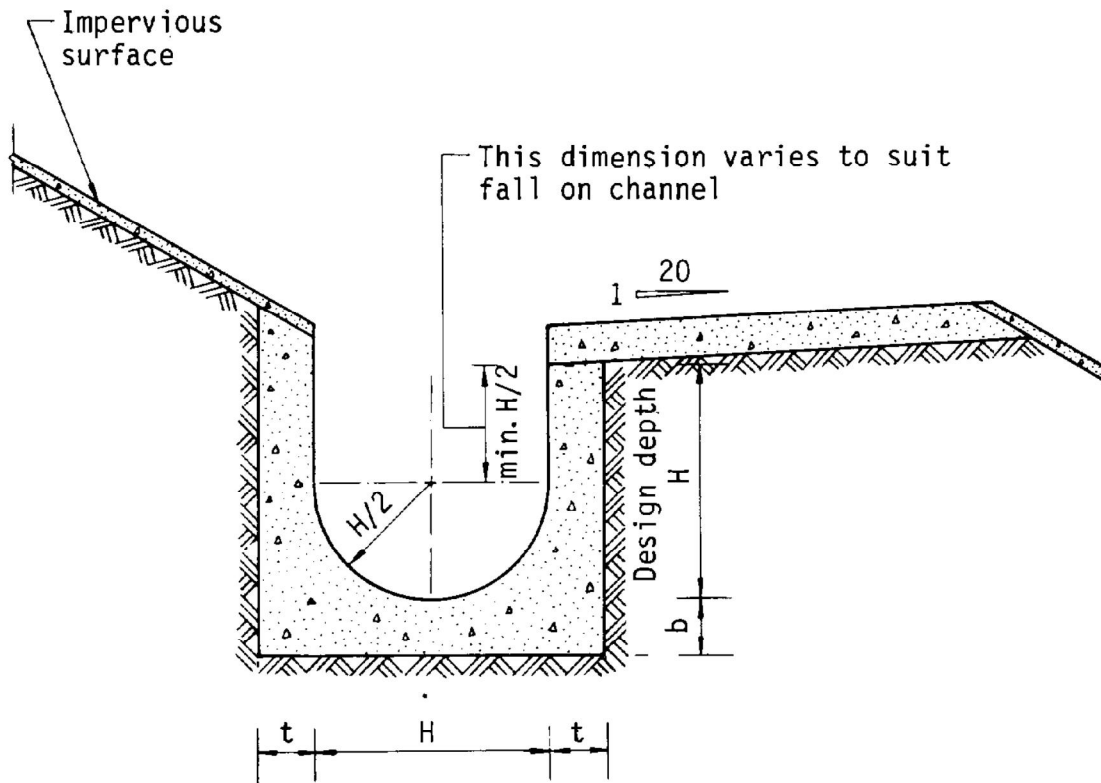
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-SK/292

圖 PLAN  
A-4

本摘要圖於2020年11月19日擬備，  
所根據的資料為攝於  
2020年10月14日的實地照片  
PLAN PREPARED ON 19.11.2020  
BASED ON SITE PHOTOS  
TAKEN ON 14.10.2020



Dimensions of U - channel

Nominal size of channel $H$ (mm)	Thickness $t$ (mm)	Thickness $b$ (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

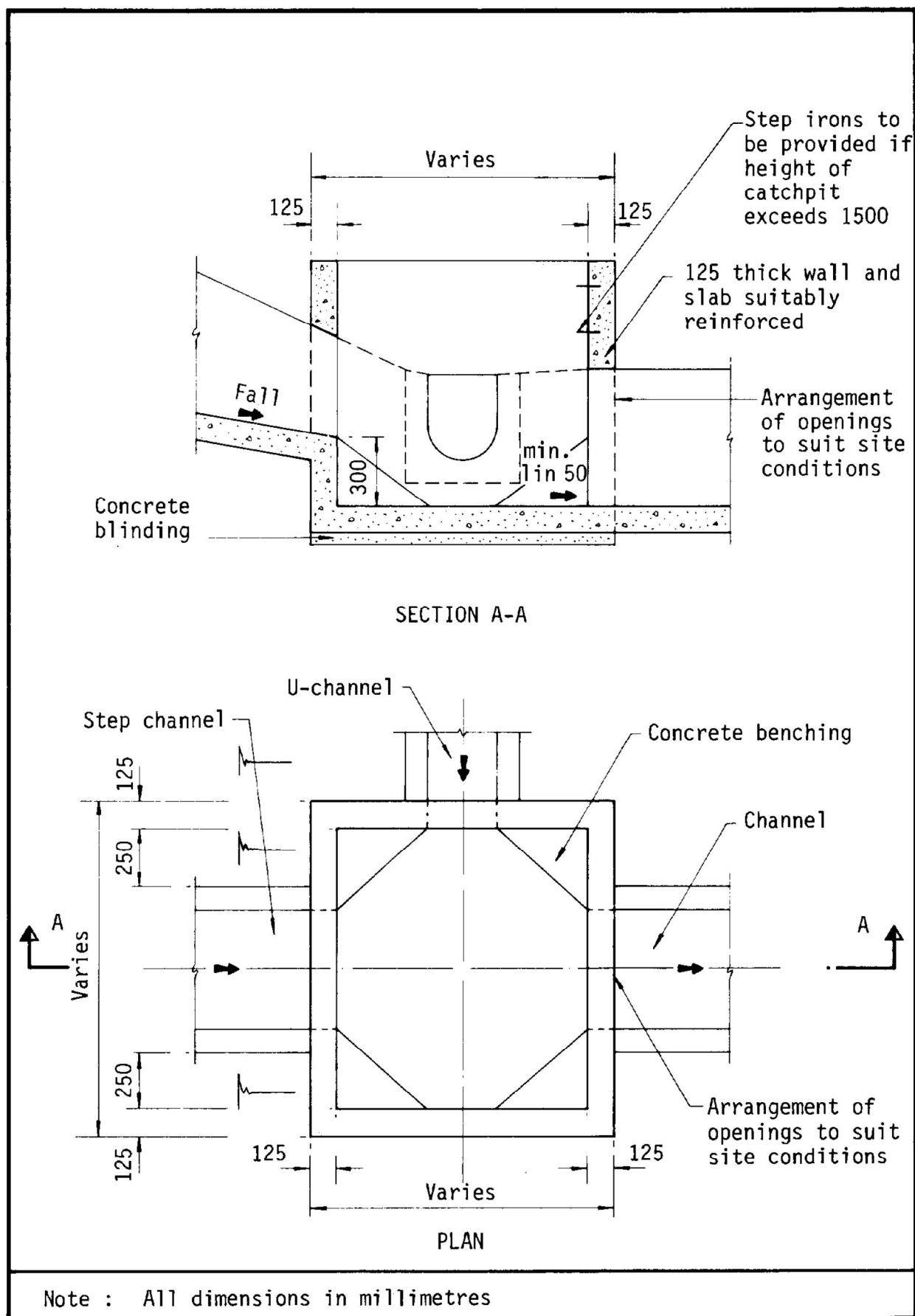
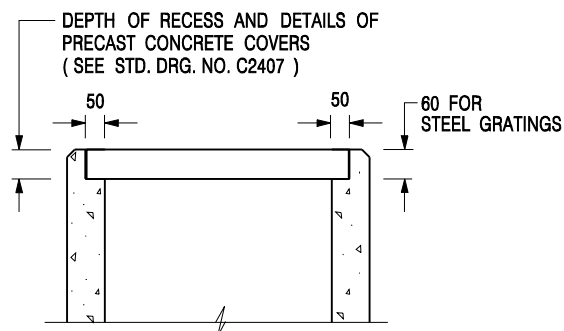


Figure 8.10 - Typical Details of Catchpits





### ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS ( SEE DETAIL 'A' ON STD. DRG. NO. C2405 ) OR CONCRETE COVERS ( SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING ( SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE ) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS ( SEE DSD STD. DRG. NO. DS1043 ) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
<b>REF.</b>	<b>REVISION</b>	<b>SIGNATURE</b>	<b>DATE</b>

**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**



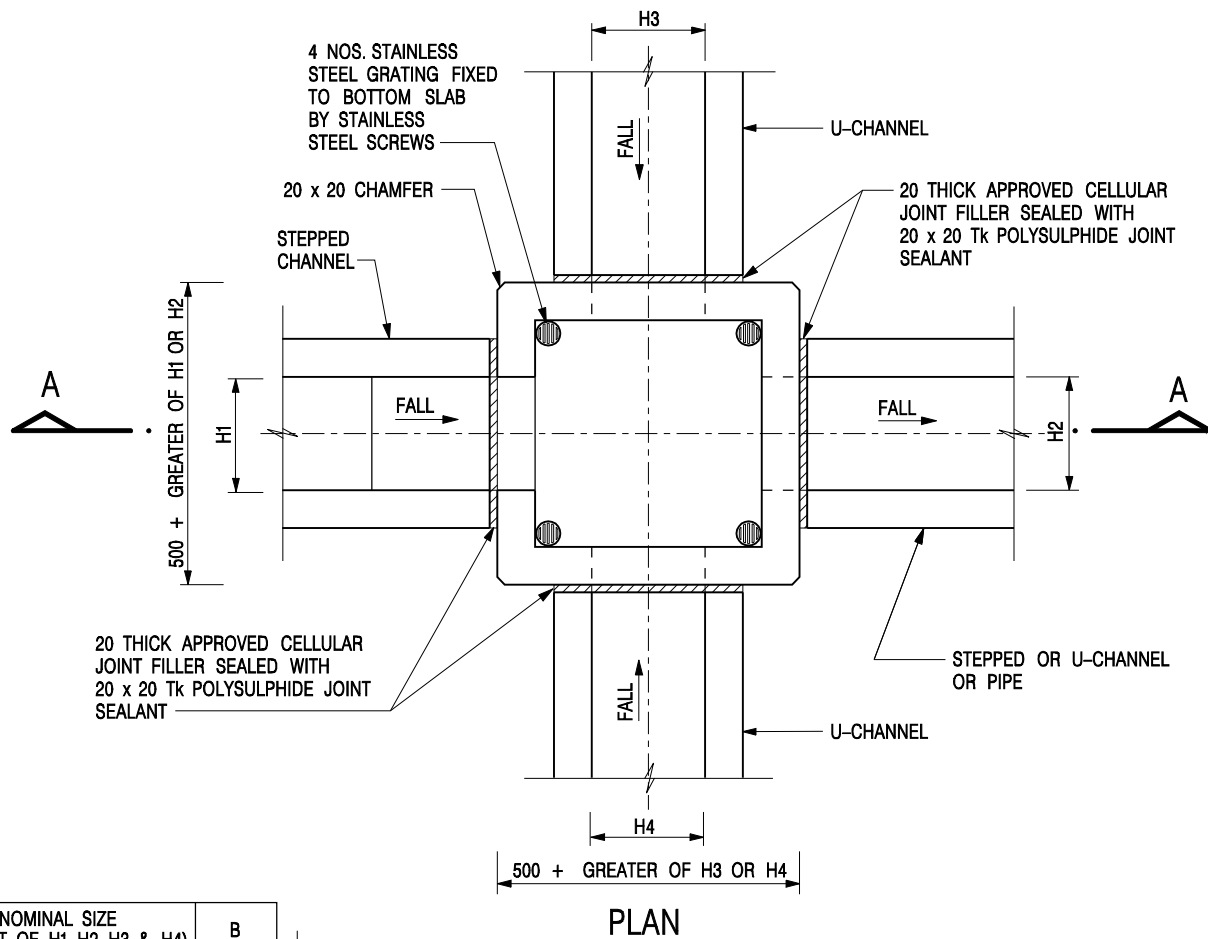
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

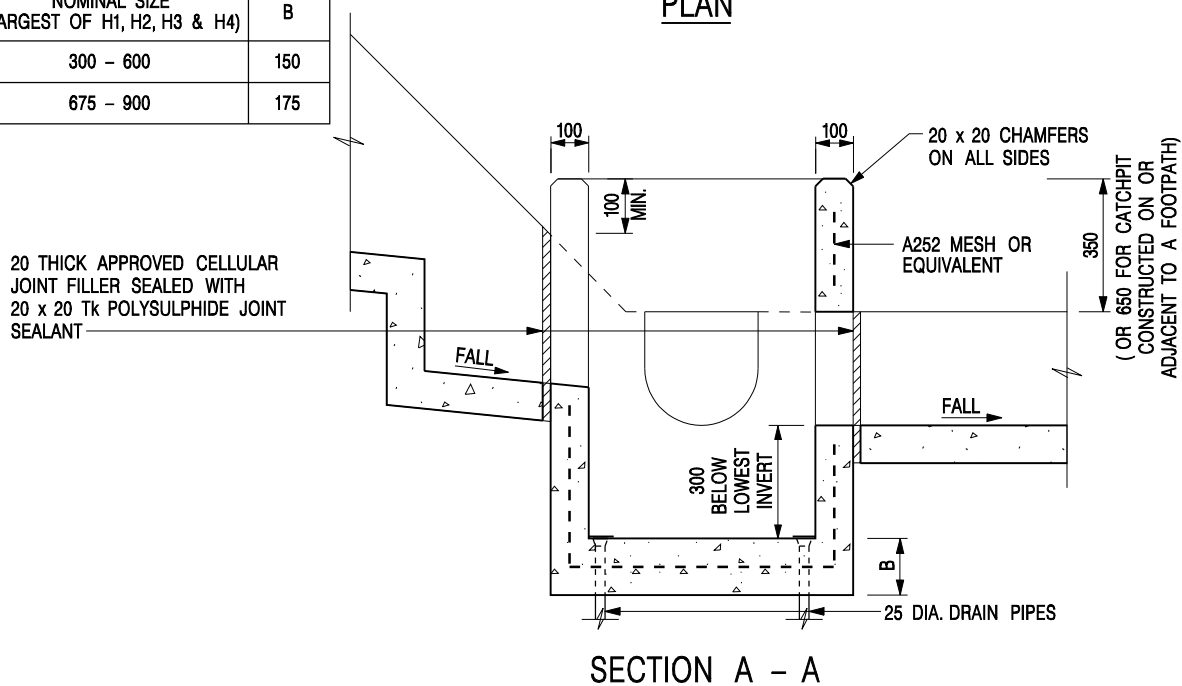
**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2**




NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

**CATCHPIT WITH TRAP**  
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		<b>SCALE</b> 1 : 20	
		<b>DATE</b> JAN 1991	
		<b>DRAWING NO.</b> C2406 /1	

**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

**Appendix II****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/292  
電話號碼      Tel. No. :      3168 4072  
傳真機號碼      Fax No. :      3168 4074/ 3168 4075

**By Post & Fax (2323 3662)**

R-riches Property Consultants Limited  
208F, Kat Hing Wai,  
Kam Tin, Yuen Long, N. T.  
(Attn: Matthew NG/ Grace WONG)

Dear Sir/ Madam,

2 January 2024

**Submission for Compliance with Approval Condition (h) –  
the Implementation of the Fire Service Installation Proposal  
Proposed Temporary Shop and Services for a Period of 5 Years  
and Filling of Land in “Village Type Development” Zone,  
Lot 591 RP (Part) in D.D. 112, Shek Kong, Yuen Long  
(Application No. A/YL-SK/292)**

I refer to your submission dated 3.11.2023 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.**
- ☐ 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.**

Should you have any queries on the departmental comments, please contact Mr. CHEUNG Wing Hei (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. CHEUNG Wing Hei)

Internal

CTP/TPB

AL/RS/MS/th



# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 431m<sup>2</sup> (ABOUT)  
COVERED AREA : 234m<sup>2</sup> (ABOUT)  
UNCOVERED AREA : 197m<sup>2</sup> (ABOUT)

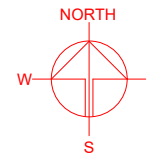
PLOT RATIO : 0.5 (ABOUT)  
SITE COVERAGE : 54% (ABOUT)

NO. OF STRUCTURE : 6  
DOMESTIC GFA : NOT APPLICABLE  
NON-DOMESTIC GFA : 234m<sup>2</sup> (ABOUT)  
BUILDING HEIGHT : 3.3m - 3.8m (ABOUT)  
NO. OF STOREY : 1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP & SERVICES (SOLAR PANEL)	22m <sup>2</sup> (ABOUT)	22m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2	SHOP & SERVICES (SOLAR PANEL)	22m <sup>2</sup> (ABOUT)	22m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B3	SITE OFFICE AND MEETING ROOM	41m <sup>2</sup> (ABOUT)	41m <sup>2</sup> (ABOUT)	3.8m (ABOUT)(1-STOREY)
B4	SITE OFFICE AND MEETING ROOM	24m <sup>2</sup> (ABOUT)	24m <sup>2</sup> (ABOUT)	3.3m (ABOUT)(1-STOREY)
B5	RAIN SHELTER (CANOPY)*	45m <sup>2</sup> (ABOUT)	45m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B6	RAIN SHELTER (CANOPY)*	80m <sup>2</sup> (ABOUT)	80m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
TOTAL		234m <sup>2</sup> (ABOUT)	234m <sup>2</sup> (ABOUT)	

STRUCTURES B1 TO B4 ARE CONTAINER CONVERTED STRUCTURE WITH SOLAR PANELS FITTED AT THE ROOF<sup>#</sup>  
STRUCTURES B5 AND B6 ARE SHED STRUCTURES WITH SOLAR PANELS FITTER AT THE ROOF

<sup>#</sup>ELECTRICITY GENERATED BY THE SOLAR PANELS ON THE ROOF OF STRUCTURES B1 TO B4 ARE FOR THE USE OF THE PROPOSED DEVELOPMENT ONLY

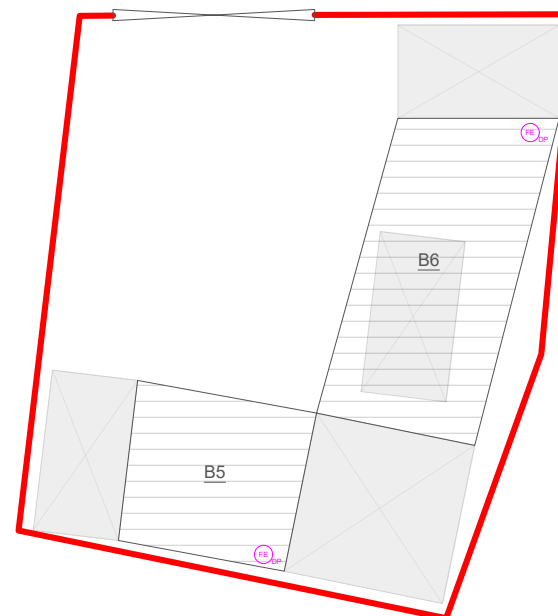


INGRESS / EGRESS  
8m (W)(ABOUT)



ENCLOSED  
STRUCTURES

APPLICATION SITE



SHED  
STRUCTURES

## FIRE SERVICE INSTALLATIONS

- EXIT EXIT SIGN
- EL EMERGENCY LIGHT
- FE 5 KG DRY POWDER TYPE FIRE EXTINGUISHER

## FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 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 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

- ENCLOSED STRUCTURE
- SHED STRUCTURE
- INGRESS / EGRESS

Drawing No. Ver.  
**APPENDIX I** 02

Project  
PROPOSED TEMPORARY  
SHOP AND SERVICES  
(SOLAR POWER SYSTEM)  
FOR A PERIOD OF 5 YEARS  
AND LAND FILLING

LOT 591 RP (PART) IN D.D.  
112

Drawing Title  
FSIs PROPOSAL

Scale of A4  
1 : 300

Drawn Date  
18.5.2021

Revised Date  
3.11.2023

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:

消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9000082

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 591-RP(Part), in D.D. 112

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Filling

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	6 x 5Kg Dry Powder F.E.	G/F	Supply & Install	Conforms with FSD requirements	02-11-2023

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:  
授權人簽署

Name:  
姓名

FSD/RC No.:  
消防處註冊號碼

Company Name:  
公司名稱

Telephone:  
聯絡電話

Date:  
日期

Ng Wai Yin

RC3/690

East Power Engineering Ltd  
東力工程有限公司

2789 3690

03-11-2023

For FSD use only.

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:  
消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9328334

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Lot 591 RP(Part), in D.D.112

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Filling

Area:

地區

☐ HK☐ 香港☐ K☐ 九龍☒ NT☒ 新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
11	Emergency Light	G/F	Supply & Install 4 nos Emergency Light a&b Model:2053	Conforms with FSD requirements	14-10-2023
12	Exit Sign	G/F	Supply & Install 4 nos Exit Sign a&b Model:LED B4	Conforms with FSD requirements	14-10-2023

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature:  
授權人簽署Name:  
姓名FSD/RC No.  
消防處註冊號碼Company Name:  
公司名稱Telephone:  
聯絡電話Date:  
日期

吳啟文  
Ng Chun Man  
RC1/309 RC2/459  
East Power Engineering Ltd  
東力工程有限公司  
2789 3690  
16-10-2023

For FSD  
use only.

Inspected

Key-in

Verified





盈卓物業  
顧問有限公司

Our Ref.: DD112 Lot 591 RP  
Your Ref.: TPB/A/YL-SK/405

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

By Email

19 February 2025

Dear Sir,

**1<sup>st</sup> Further Information**

**Temporary Shop and Services for a Period of 5 Years and  
Associated Filling of Land in “Village Type Development” Zone,  
Lot 591 RP (Part) in D.D. 112, Shek Kong, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-SK/405)**

We write to submit further information to address departmental comments of the subject application (**Appendix I**).

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**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: [REDACTED])

(Attn.: [REDACTED])



**Responses-to-Comments**

**Temporary Shop and Services for a Period of 5 Years and  
Associated Filling of Land in “Village Type Development” Zone,  
Lot 591 RP (Part) in D.D. 112, Shek Kong, Yuen Long, New Territories**

**(Application No. A/YL-SK/405)**

- (i) Upon obtaining the planning approval, the applicant confirms that the structures erected on the application site and their uses will tally with the layout as shown on **Plan 4**.
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments from the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. Y.C. WONG; Tel: 2443 3474)</b>		
(a)	LandsD has reservation on the planning application since there is unauthorized structure on the private lot which is 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.	Noted. The applicant will submit Short Term Waiver (STW) application to rectify the structure(s) erected on the concerned lot after planning approval has been obtained from the Town Planning Board (TPB).
(b)	If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	

**Previous Application involving the Site**

**Approved Application**

	<b>Application No.</b>	<b>Uses/Developments</b>	<b>Date of Consideration (RNTPC)</b>
1.	A/YL-SK/292	Temporary Shop and Services (Solar Power System Shop) for a Period of 5 Years and Filling of Land	4.12.2020 (Revoked on 4.10.2024)

**Government Departments' General Comments**

**1. Fire Safety**

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

- no objection in principle to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments are at **Appendix IV**.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- there was no substantiated environmental complaint received against the application site (the Site) in the past three years; and
- advisory comments are at **Appendix IV**.

**3. Drainage**

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

- no objection in principle to the application from the public drainage point of view; and
- should the application be approved, conditions should be stipulated requiring the applicant to implement and maintain the agreed drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

**4. Landscape**

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

The Site falls within “Village Type Development” (“V”) zone, which is non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

## **5. Building Matters**

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

- no objection to the application;
- it is noted that six structures and associated filling of land 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 the Building Authority should be obtained, otherwise they are unauthorised building works 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; and
- advisory comments are at **Appendix IV**.

## **6. District Office’s Comments**

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

- he has not received any comments from the locals upon close of consultation and has no particular comments on the application.

## **7. Other Departments**

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

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Commissioner for Transport (C for T);
- Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department; (CE/RD 1-1, RDO, HyD);



- Director of Agriculture, Fisheries and Conservation (DAFC);
- Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau (ES(AM), AMO, DEVB) :
- 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 at the application site (the Site) with the concerned owner(s);
- (b) prior planning permission should have been obtained before commencing the development at the Site;
- (c) the permission is given to the uses and structures under application. It does not condone any other uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such uses and remove such structures not covered by the permission;
- (d) should you fail to comply with the approval conditions resulting in the revocation of the planning permission, sympathetic consideration may not be given to any further application;
- (e) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structures(s) will be considered;
- (f) to note the comments of the Commissioner for Transport (C for T) that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. 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;

- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- in consideration of the design/nature of the applied use, fire services installations (FSIs) would be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval;
  - the applicant is advised on the following:
    - a. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
    - b. the location of proposed FSIs to be installed should be clearly marked on the layout plans;
  - the applicant is reminded that if the structures are required to comply with the Buildings Ordinance (BO) (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 Environmental Protection (DEP) that:
- the applicant is advised to:
    - a. follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
    - b. follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”;
    - c. provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
    - d. meet the statutory requirements under relevant environmental legislation;

- (j) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the applicant is reminded to adopt appropriate measures to avoid polluting the watercourse located to the north of the Site;
- (k) to note the comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau (ES(AM), AMO, DEVB) that:
- pursuant to the Antiquities and Monuments Ordinance (Cap. 53), the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the ordinance are discovered in the course of works;
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - for unauthorised building works (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 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.

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

---

From: [REDACTED]  
Sent: 2025-02-11 星期二 05:51:18  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; Enquiry CEO/CEO  
<ceo@ceo.gov.hk>  
Subject: A/YL-SK/405 DD 112 Shek Kong

A/YL-SK/405

Lot 591 RP (Part) in D.D. 112, Shek Kong

Site area: About 431sq.m

Zoning: "VTD"

Applied use: Shop and Services / 3 Vehicle Parking / **5 Years/ Filling of Land**

Dear TPB Members,

292 approved 4 Dec 2020. Revoked 4 Oct 2024 for failure to fulfil Drainage conditions after the Asst Director of Planning approved a **whopping FOURTEEN Extensions of Time**. Clearly in breach of his duty to prioritize the interests of the community by **ENCOURAGING failure to implement a basic condition**.

Now the Applicant has put forward a proposal to finally address the issue. Note that 'solar panels' has been included to gain brownie points.

In view of the long delay, and in order to ensure action, **members of the board have a duty to approve ONLY ONE YEAR in cases like this.**

All this blah blah we are subjected to on a daily basis about law and order when the bodies that should be ensuring regulations are implemented facilitate non-compliance by their far too liberal approach.

**IT IS HIGH TIME THAT THE CE REMIND BOTH GOVT DEPTS AND TPB MEMBERS WHO HE HAS APPOINTED THAT THEIR FOCUS MUST BE ON ENSURING THE SAFETY OF THE COMMUNITY NOT THE INTERESTS OF OPERATORS WHO PROCRASTINATE ABOUT COMPLYING WITH THE LAW.**

Mary Mulvihill