

Responses-to-Comments

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

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

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

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

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

(ii) A R-to-C table:

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

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