

Your Ref.: A/YL-KTN/1208

Our Ref.: P25088/TL26051

10 February 2026

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

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Supplementary Information (SI)

**Proposed Temporary Shop and Services (Vehicle Showroom) for a Period of 5 Years
in “Village Type Development” zone, Lot Nos. 201 (Part) and 202 (Part)
in D.D. 110, Yuen Long, New Territories
(Application No. A/YL-KTN/1208)**

We write to submit an RtC table, an updated Layout Plan (Plan 3) and a Plan Showing Vehicular Access from Kong Po Road to the Site (Plan 5) for the captioned application.

The current application and the adjoining previously approved application No. A/YL-KTN/1100 are submitted by the same applicant. Application No. A/YL-KTN/1100 was applied for “Warehouse” use, which can be applied for a maximum of 3 years. The current application is applied for “Shop and Services” use, which can be applied for a maximum of 5 years. As such, two separate applications were submitted.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.

DPO/FS&YLE, PlanD (Attn.: Mr. David CHENG / Ms. Athena LAI)

Supplementary Information for Planning Application No. A/YL-KTN/1208
Response-to-Comments

Comments from Planning Department

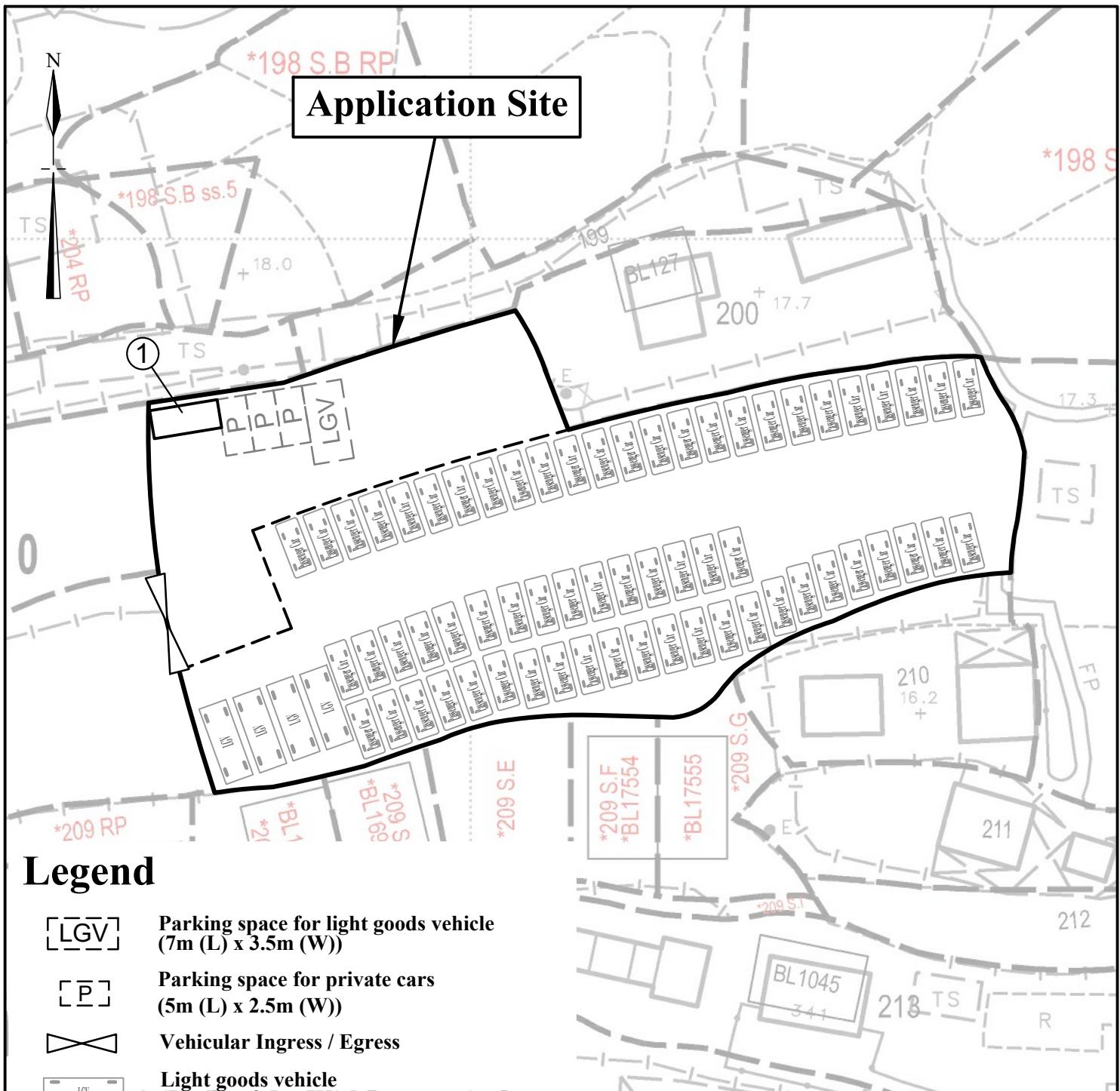
(Contact Person: Mr. David CHENG; Tel.: 3168 4046)

I.	Comments	Responses
1.	please provide a detailed site layout plan showing the area designated for displaying vehicles;	Please refer to the updated layout plan (Plan 3) for details.
2.	please advise on the maximum nos. and type of vehicles that will be displayed at the site;	There will be about 63 nos. of private cars and 4 nos. of light goods vehicles to be displayed at the site.
3.	please confirm whether the vehicle showroom area is open-air or enclosed with structure(s);	The vehicle showroom area is open-air.
4.	it is noted that one structure is proposed for shop and services. Please advise details regarding the shop and services (e.g. what products will be sold or what services will be provided);	The structure will be served as a reception and customer service counter for the proposed shop and services.
5.	please justify the need for the proposed use in serving the nearby residents, including those of Tsat Sing Kong Tsuen since a relatively large site area of about 2,119m ² involved;	There is a large demand for vehicles in village/remote area, including Tsat Sing Kong Tsuen, to satisfy residents' transportation needs.
6.	please elaborate the operation details of the proposed use;	The proposed vehicle showroom provides a venue for the display of new and/or second-hand private cars and/or light goods vehicles for sale. Customers are required to make prior reservation before visiting the site. They can explore different models of vehicle in person at the site, facilitating more informed purchasing decisions.
7.	please advise if any peripheral fencing along will be erected along the site boundary on all sides. In affirmative, please advise details on the materials and height of the fencing;	There will be metal fencing erected along the site boundary. The height of the fencing will be about 2m.

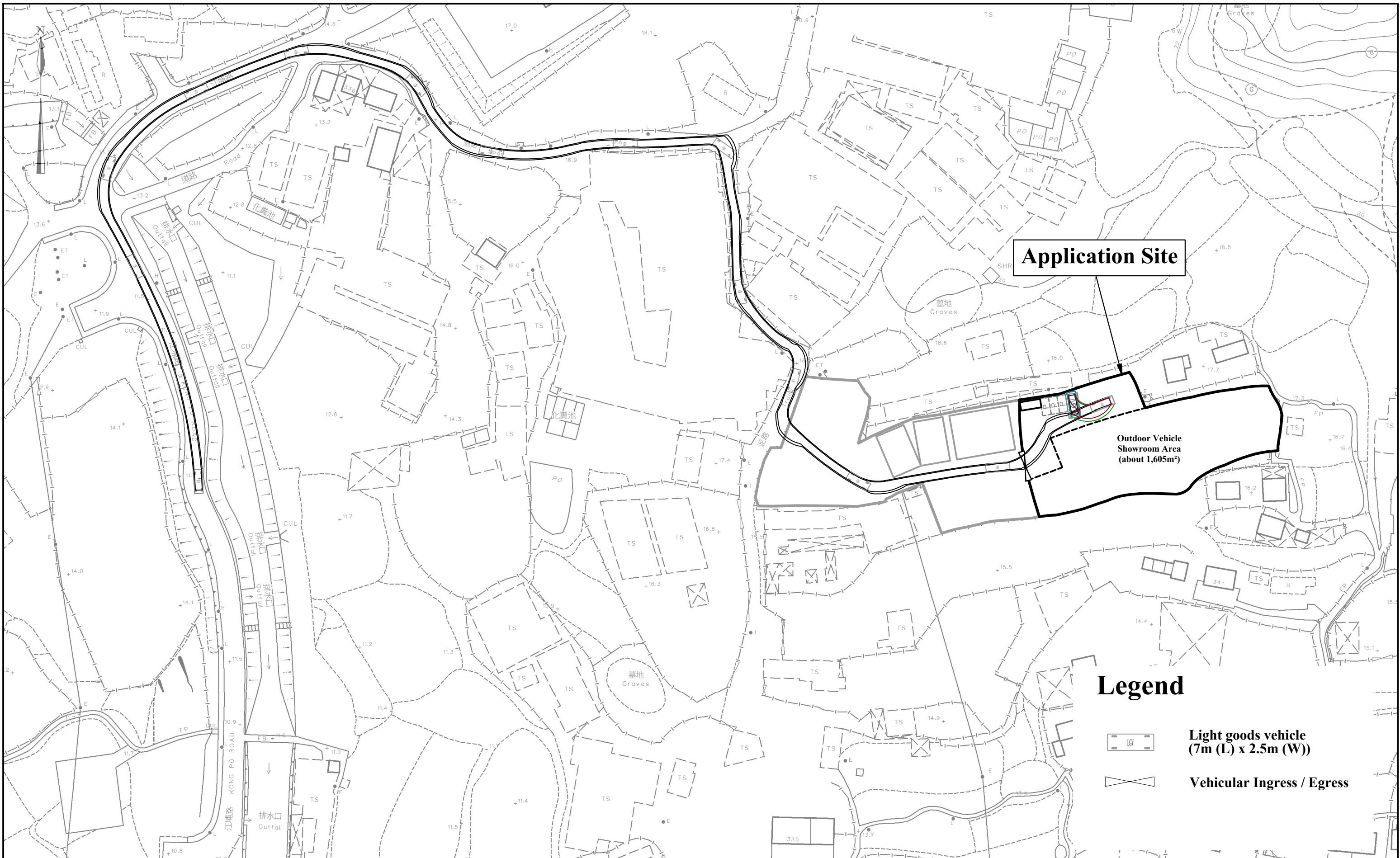
8. The proposed ingress/egress point is at the west of the site. To the west of the site is a previously approved application No. A/YL-KTN/1100 submitted by the same applicant under the current application. Please advise if the land owner(s) of application No. A/YL-KTN/1100 have agreed with such vehicular access arrangement. If affirmative, please provide proof document(s). Besides, the proposed vehicular access arrangement under application No. A/YL-KTN/1208 may be in conflict with the layout under application No. A/YL-KTN/1100. The applicant shall review the feasibility of such proposed vehicular access arrangement; and	The land owner(s) of Lot Nos. 201 and 205 are the same. The other lots (Lot Nos. 202 and 206) have different land owners. The applicant is the tenant of these lots (Lot Nos. 201, 202, 205 and 206). The disposition of structures for application No. A/YL-KTN/1100 will be slightly changed to provide vehicular access for the current application.
9. please provide a plan showing the local tracks connecting the site to Kong Po Road.	Please see Plan 5 for details.

- END -

Application Site



1:500	Layout Plan	Goldrich Planners & Surveyors Ltd.
January 2026	Lots 201(part) and 202(part) in DD.110 Yuen Long, N.T.	Plan 3 (P 25088)



1:1000 (A3)

Februaruy 2026

Plan Showing Vehicular Access from Kong Po Road to the Site

Lots 201(part) and 202(part) in DD.110
Yuen Long, N.T.

Goldrich Planners & Surveyors Ltd.

Plan 5
(P 25088)