

Our Ref.: DD 106 Lot 1540 S.C & VL
Your Ref.: TPB/A/YL-KTS/1053

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

By Email

01 April 2025

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lots 1540 S.C, 1871 S.A and 1871 S.F in D.D. 106, Pat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1053)

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

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM
(Attn.: Mr. Michael SO

email: gtllam@pland.gov.hk)
email: mckso@pland.gov.hk)



Response-to-Comment

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Lots 1540 S.C, 1871 S.A and 1871 S.F in D.D. 106, Pat Heung, Yuen Long, New Territories**

(Application No. A/YL-KTS/1053)

(i) A RtC table:

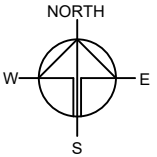
Departmental Comments		Applicant's Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)		
(a)	<p><u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there is unauthorized structure on Lot 1871 S.A in D.D. 106 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.</p>	Noted. Upon obtaining the planning permission from the Town Planning Board, the applicant will submit application for Short Term Waiver to DLO/YL, LandsD for the erection of structures at the application site (the Site).
(b)	<p>If the planning application is approved, 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(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.</p>	

Departmental Comments		Applicant's Responses
2. Comments of the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department (DPO/FSYLE, PlanD)		
(a)	It is noted that the applicant applies for temporary shop and services use at the application Site, please advise what type of business is intended to operate at the Site.	As mentioned at Section 1.2 of the Planning Statement, the applicant intends to operate a real estate agency at the Site.
(b)	Please clarify the use of the 1/F of the proposed structures at the Site, and please advise the portion of site office, and spaces for shop and services.	Both G/F and 1/F of the proposed structures will be used for spaces for shop and services (real estate agency). No ancillary site office will be provided. Please refer to the revised layout plan (<i>enclosed</i>).

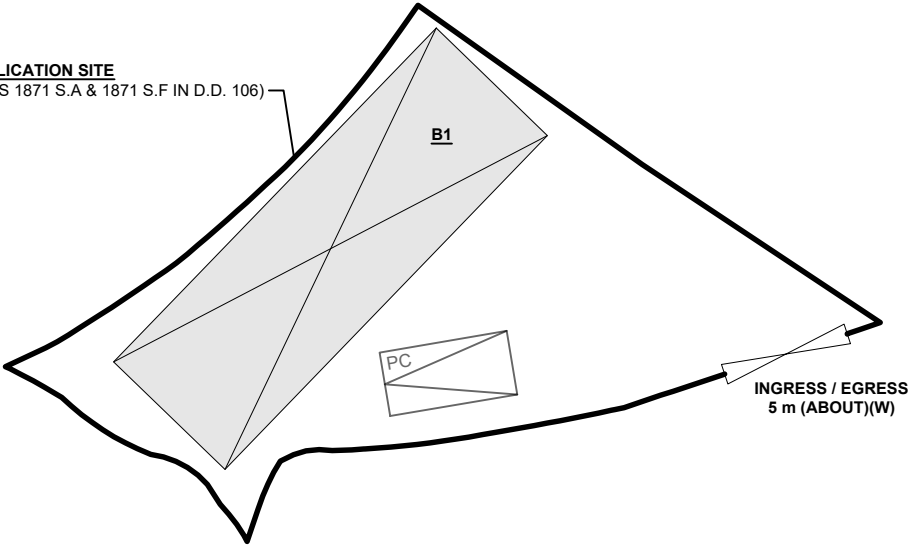
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 494 m ²	(ABOUT)
COVERED AREA	: 180 m ²	(ABOUT)
UNCOVERED AREA	: 314 m ²	(ABOUT)
PLOT RATIO	: 0.73	(ABOUT)
SITE COVERAGE	: 36 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 360 m ²	(ABOUT)
TOTAL GFA	: 360 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

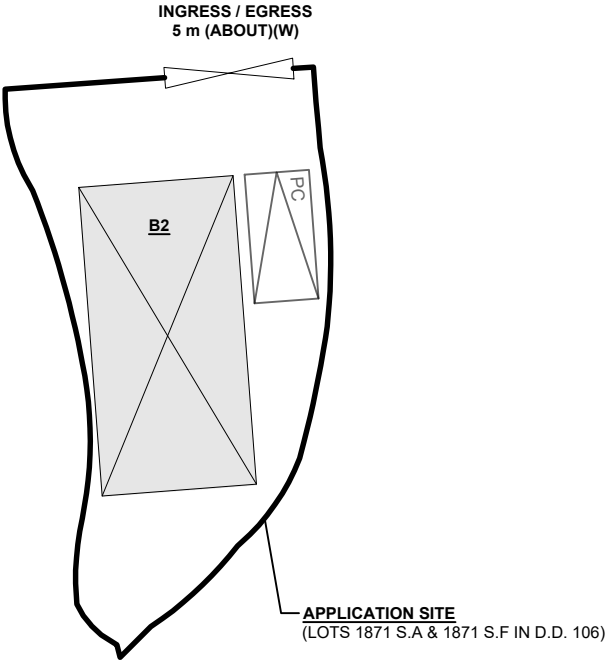
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	(G/F) (1/F)	SHOP AND SERVICES & WASHROOM SHOP AND SERVICES	108 m ² (ABOUT) 108 m ² (ABOUT)	7 m (2-STOREY)
B2	(G/F) (1/F)	SHOP AND SERVICES & WASHROOM SHOP AND SERVICES	72 m ² (ABOUT) 72 m ² (ABOUT)	7 m (2-STOREY)
TOTAL		180 m ² (ABOUT)	360 m ² (ABOUT)	



APPLICATION SITE
(LOTS 1871 S.A & 1871 S.F IN D.D. 106)



INGRESS / EGRESS
5 m (ABOUT)(W)



APPLICATION SITE
(LOTS 1871 S.A & 1871 S.F IN D.D. 106)

PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

LEGEND	
	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 106, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	31.3.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG. NO. PLAN 4	VER. 001
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