

Your Ref.: A/YL-KTS/1101

Our Ref.: P22068A/TL25332

13 October 2025

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

Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a period of 5 years in “Residential (Group D)” Zone, Lot Nos. 670 (Part), 671 (Part), 673 (Part), 674, 675, 676, 677 (Part), 679 (Part) and 680 (Part) in D.D. 106 and adjoining Government Land, Yuen Long, New Territories (Application No. A/YL-KTS/1101)

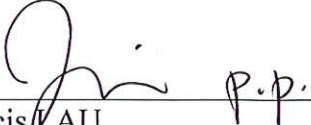
We write to submit a consent letter of lending access right from the user of the adjoining site (application No. A/YL-KTS/1102) for the captioned application. We would also like to rectify the layout of the application site. Compared with the previous scheme, the changes are as follows:

	Original	Revised	Difference
GFA (about) (m ²)	1,125	1,350	+225
Covered Area (about) (m ²)	1,125	1,350	+225
No. of Structure	5	6	+1

In view of the amendments made, we enclose the following revised pages for your consideration:

1. Pages 2, 9, 18 & 19 of Form S16-I;
2. Executive Summary;
3. Planning Statement (**Appendix I**); and
4. Layout Plan (**Plan 3**) & Swept Path Analysis (**Plan 4**).

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


Francis LAU

Encl.

c.c.

DPO/FS&YLE, PlanD

(Attn.: Mr. Michael SO / Ms. Anna TONG)

同意書

新界元朗丈量約份第 106 約

地段第 681 號餘段（部份）、第 682 號餘段（部份）

及第 683 號餘段（部份）和毗連政府土地

本公司 達一有限公司 (Promise Luck Limited) (公司註冊證號碼: [REDACTED] (商業登記號碼: [REDACTED]) 為上述地段(規劃申請編號 A/YL-KTS/1102) 之使用者，現同意 同福有限公司 (Alpha Bless Limited) (公司註冊證號碼: [REDACTED] (商業登記號碼: [REDACTED]) 使用上述地段作規劃申請編號 A/YL-KTS/1101 的道路出入之用。



公司蓋章 : _____

公司名稱 : 達一有限公司
Promise Luck Limited

獲授權代表簽署 : _____

獲授權代表姓名 : Yan kaw kon

日期 : 6 - 10 - 2025

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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	
Alpha Bless Limited (同福有限公司)	(Company 公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）	
Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)	(Company 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 Nos. 670 (Part), 671 (Part), 673 (Part), 674, 675, 676, 677 (Part), 679 (Part) and 680 (Part) in D.D. 106 and adjoining Government Land, 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	☒ Site area 地盤面積 6147 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 1350 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	845 sq.m 平方米 ☒ About 約

(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 (Retail Shop for Hardware Groceries and Construction Materials) with
Ancillary Facilities for a period of 5 years

(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	1350..... sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	0.22.....	☒ About 約
Proposed site coverage 擬議上蓋面積	22..... %	☒ 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
	5..... m 米	☒ About 約
☐ Domestic part 住用部分		
GFA 總樓面面積	 sq. m 平方米	☐ About 約
number of Units 單位數目		
average unit size 單位平均面積	 sq. m 平方米	☐ About 約
estimated number of residents 估計住客數目		

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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 Nos. 670 (Part), 671 (Part), 673 (Part), 674, 675, 676, 677 (Part), 679 (Part) and 680 (Part) in D.D. 106 and adjoining Government Land, Yuen Long, New Territories		
Site area 地盤面積	6147 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 845 sq. m 平方米 ☒ About 約)		
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15		
Zoning 地帶	"Residential (Group D)" ("R(D)")		
Applied use/ development 申請用途／發展	Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a period of 5 years		
(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☒ About 約 1350 ☐ Not more than 不多於	☒ About 約 ☐ Not more than 不多於 0.22
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	6	
	Composite 綜合用途		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於) mPD 米(主水平基準上) ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)	
	Non-domestic 非住用	5 m 米 ☒ (Not more than 不多於) mPD 米(主水平基準上) ☐ (Not more than 不多於)	

		1	Storeys(s) 層 ☒ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括) ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括) ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	22 % ☒ About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於	
	Public 公眾	sq.m 平方米 ☐ 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		7
	Private Car Parking Spaces 私家車車位		3
	Motorcycle Parking Spaces 電單車車位		
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		2
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		2
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
	Others (Please Specify) 其他 (請列明)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	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)		