

Your Ref.: A/YL-KTS/1102

Our Ref.: P22068B/TL26195

27 May 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 Further Information (FI)

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, Lots 681 RP (Part), 682 RP (Part) and 683 RP (Part) in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories (Application No. A/YL-KTS/1102)

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application.

We would also like to clarify that the building height of structure Nos. 3 and 4 are about 4.5m and 5m respectively. In view of the amendments made, we enclose the following revised pages for your consideration:

1. Pages 9 & 18 of Form S16-I;
2. Page 2 of Planning Statement (Appendix I); and
3. Layout Plan (Plan 3b).

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



Francis LAU

Encl.

c.c.

DPO/FS&YLE, PlanD (Attn.: [REDACTED])

Further Information for Planning Application No. A/YL-KTS/1102**Response-to-Comments****Comments from Lands Department**

Contact person: Ms. CHENG Sze Lai (Tel.: 2443 1072)

I.	Comments	Responses
1.	<p>Unlawful occupation of Government land adjoining to the said private lot(s) with unauthorized structure(s) covered by the planning application.</p> <p>A minor portion of the GL within the application site (about 15m² as mentioned in the application form) has been unlawfully occupied with unauthorized structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice.</p> <p>If the planning application is approved, the lot owner(s) shall apply to this office for Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of the Government land. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent 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>	<p>The applicant will apply to the Lands Department for STW and STT after planning approval has been granted.</p>

- END -

(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	363..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.16.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	16.1..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	4.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	1..... storeys 層	
	<input type="checkbox"/> include 包括	storeys of basements 層地庫
	<input type="checkbox"/> 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)	<input type="checkbox"/> About 約
	5..... m 米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	
average unit size 單位平均面積 sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	

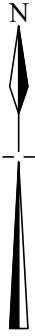
Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters 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. 681 RP (Part), 682 RP (Part) and 683 RP (Part) in D.D. 106 and adjoining Government Land, Yuen Long, New Territories		
Site area 地盤面積	2258 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 151 sq. m 平方米 <input checked="" type="checkbox"/> 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	363 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.16 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	4	
	Composite 綜合用途		
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		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	5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)

No.	Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Container converted Reception	15	15	3.5	1
2	Container converted Office	15	15	3.5	
3	Canopy	112	112	4.5	
4	Shop (Hardware Groceries and Construction Materials)	221	221	5	
Total		<u>363</u>	<u>363</u>		
		Plot Ratio	Site Coverage		
		0.16	16.1%		

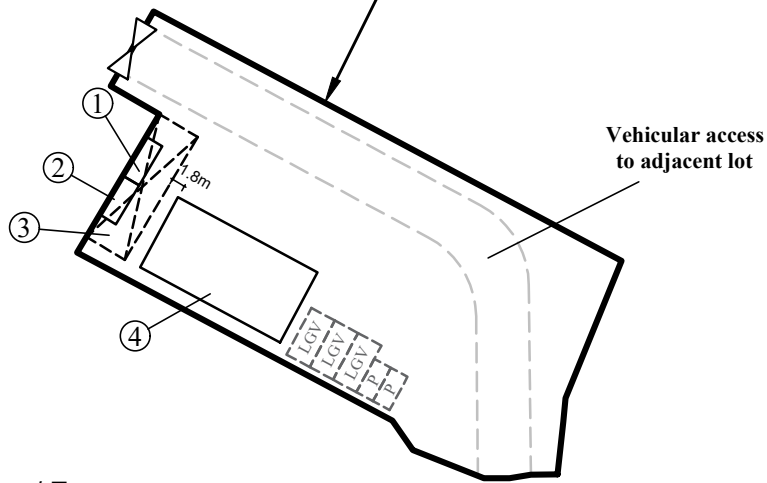
9. The Development serves to meet the demand of local residents and operators in the vicinity for hardware groceries and construction materials, including fasteners, locks, tools, metal/steel frame, pipe and sheet etc.
10. Structure No. 4 has a building height of about 5 m as there are tall storage racks to stock the hardware groceries and construction materials.
11. Operation hours are from 8:30 a.m. to 6:30 p.m. daily (including Sundays and Public Holidays).
12. The Site is accessible by vehicles from Kam Sheung Road via a local track. 2 nos. of parking space for private cars and 3 nos. of parking space for light goods vehicle (LGV) are provided at the Site for daily operation of the Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. No heavy goods or container vehicles are involved at the Site. Parking spaces will be reserved for customers who have given prior notification.
13. The Site is for retail purpose only. No car beauty, washing, repairing, dismantling or other workshop activities or open storage activities will be carried out at the Site.

Previous Application





14. The Site is the subject of a previous application no. A/YL-KTS/950 for ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years’ submitted by the same applicant and is approved by the Rural and New Town Planning Committee (“the Committee”) on 23.6.2023.
15. After obtaining the previous planning approval, the applicant found it difficult to operate the hobby farm business in the area due to the lack of customers and they noticed that there is a demand from residents and operators in the vicinity for hardware groceries and construction materials. As such, the applicant intended to submit a fresh planning application for a retail shop of hardware and construction materials.



Application Site



Legend

-  Vehicular Ingress/ Egress
-  Canopy
-  Parking Space for Private Cars
(2.5m(W) x 5m(L))
-  Parking Space for Light Goods Vehicle
(3.5m(W) x 7m(L))

Site Area: 2,258m²

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Container converted Reception	15 m ²	15 m ²	1	3.5m
2	Container converted Office	15 m ²	15 m ²	1	3.5m
3	Canopy	112 m ²	112 m ²	1	4.5m
4	Shop(Hardware Groceries and Construction Materials)	221 m ²	221 m ²	1	5m
Total		<u>363 m²</u>	<u>363 m²</u>		

1:1000 (A4)	Layout Plan	Goldrich Planners & Surveyors Ltd.
May 2026	Lots 681 RP(part), 682 RP(part) and 683 RP(part) in DD.106 and adjoining Government Land	Plan 3b (P 22068B)