Gold Rich Planners & Surveyors Ltd.

金潤規劃測量師行有限公司

Your Ref.: A/YL-MP/391

Our Ref.: TL25175 / P21087

9 June 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

S.16 Application for
"Proposed Temporary Shop and Services
(Retail Shop for Hardware Groceries)
with Ancillary Facilities" for a Period of 3 Years
Lot No. 29 in D. D. 101, Yuen Long, New Territories

We would like to submit an updated Layout Plan (Plan 3), Justifications (Appendix I), Plan showing Viewpoints of Drainage Photographs (Plan 6), 17 viewpoints photographs taken on 14.8.2023 and 2 pages of FS251 certificates for the captioned application.

We would like to clarify that no open storage activity will be conducted on site. The open space within the site is for maneuvouring of vehicles.

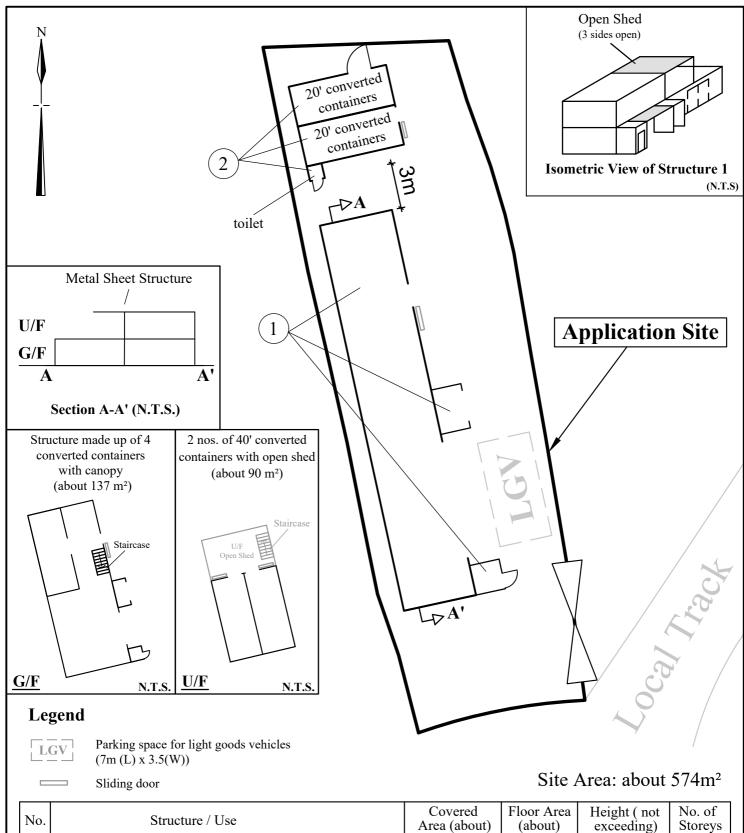
The Layout Plan for this renewal application is generally the same as the previous application.

The layout has been addressed when submitting the previous approved FSI proposal which only involved slight reduction in covered area of the two structures and corresponding site coverage and could be regarded as Class A Amendments.

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

Francis Lau

Encl.



No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height (not exceeding)	No. of Storeys
1	G/F: Hardware Grocery Shop with Ancillary Office and Storage Area of Hardware Groceries with Canopy	137m²	137m²	8m	2
	U/F: Ancillary Storage with Open Shed		90m²	OIII	
2	Ancillary Storage Area of Hardware Groceries and Toilet	<u>37m²</u>	37m ²	3.5m	1
	Total:	<u>174m²</u>	<u>264m²</u>		

1:250 (A4)	Layout Plan	Goldrich Planners & Surveyors Ltd.
June 2025	Lot No. 29 in D. D. 101 Yuen Long, New Territories	Plan 3 (P21087)

Justifications

1. The Applied Use

1.1. The applied use is "Renewal of Planning Approval for Temporary Shop and Services (Retail Shop for Hardware Groceries) with Ancillary Facilities" for a Period of 3 Years. The previous approved application no. is A/YL-MP/329.

2. Location

2.1. The application site is on Lot 29 in D.D. 101, Mai Po, Yuen Long. The site is accessible via a local track from Castle Peak Road - Mai Po.

3. Site Area

3.1. The site area is about 574 m². No government land is involved.

4. Town Planning Zoning

- 4.1. The application site falls within the Open Space ("O") zone under the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8.
- 4.2. The "O" zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 4.3. "Shop and Services" is a Column 2 use under the OZP which requires permission from the Town Planning Board.

5. Similar Applications in the Vicinity

5.1. There are over 20 similar planning applications in the vicinity in the last decade.

6. Development Parameters

6.1. Two structures of one to two storeys are proposed on site. The structures are mainly converted containers. Please refer to the Layout Plan (Plan 3) and the following table for details:

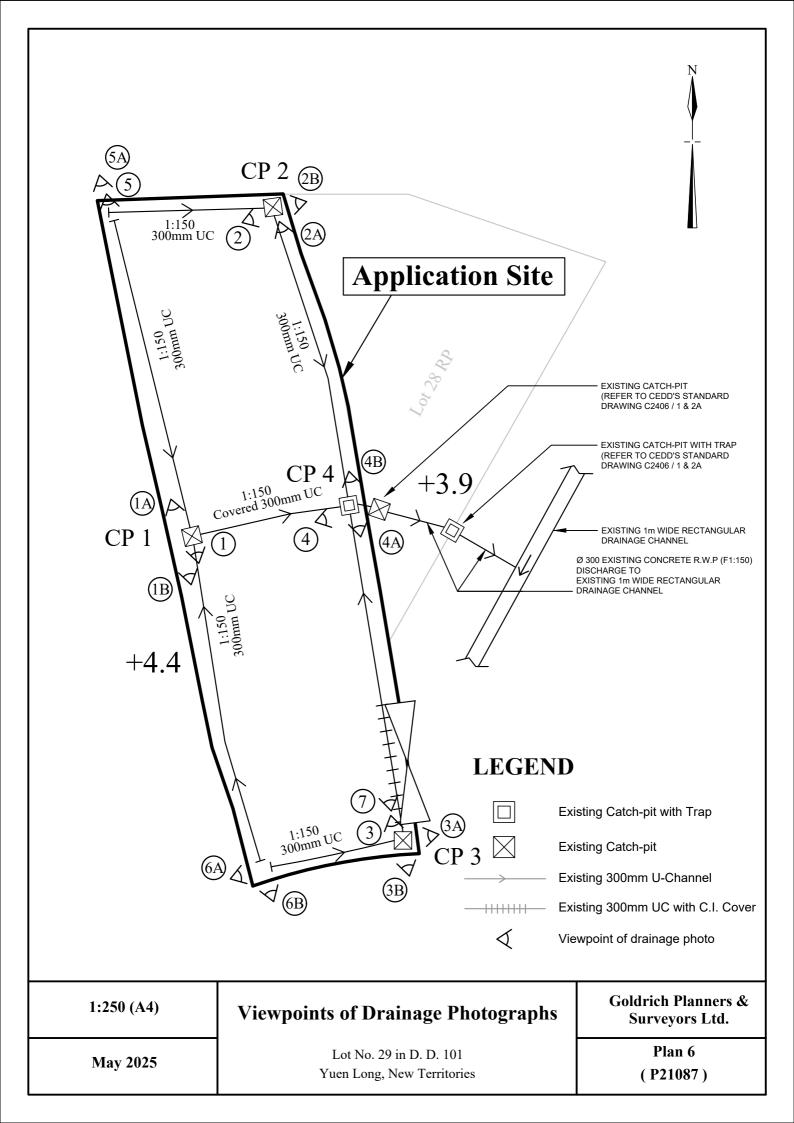
No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height (not exceeding)	No. of Storeys
1	G/F: Hardware Grocery Shop and ancillary Storage Area of Hardware Groceries with canopy	137m ²	137m ²	8m	2
	U/F: Ancillary Storage with Open Shed		90m ²		
2	Ancillary Storage Area of Hardware Groceries and Toilet	37m ²	37m ²	3.5m	1
	Total:	<u>174m²</u>	<u>264m²</u>		

- 6.2. The operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).
- 6.3. The site is for retail use only. No workshop activity (including cutting of metal) will be carried out on site.
- 6.4. There is a parking space for light goods vehicles provided within the site for logistics of the proposed development. No heavy goods vehicle is used for the proposed use.
- 6.5. Surface runoff from the site is collected by existing U-channels and catch pits and discharged to the existing public channel at the east of the site. No drainage impact is expected. Please refer to the drainage proposal (Plan 4) for details.

7. Planning Gain

The proposed use satisfies the needs of local residents for hardware groceries. Nearby residents do not have to travel to Yuen Long town to obtain such goods. The residents could save time and cost for travelling.

-End-





Viewpoint 1A



Viewpoint 1B





Viewpoint 2A



Viewpoint 2B





Viewpoint 3A



Viewpoint 3B





Viewpoint 4A



Viewpoint 4B

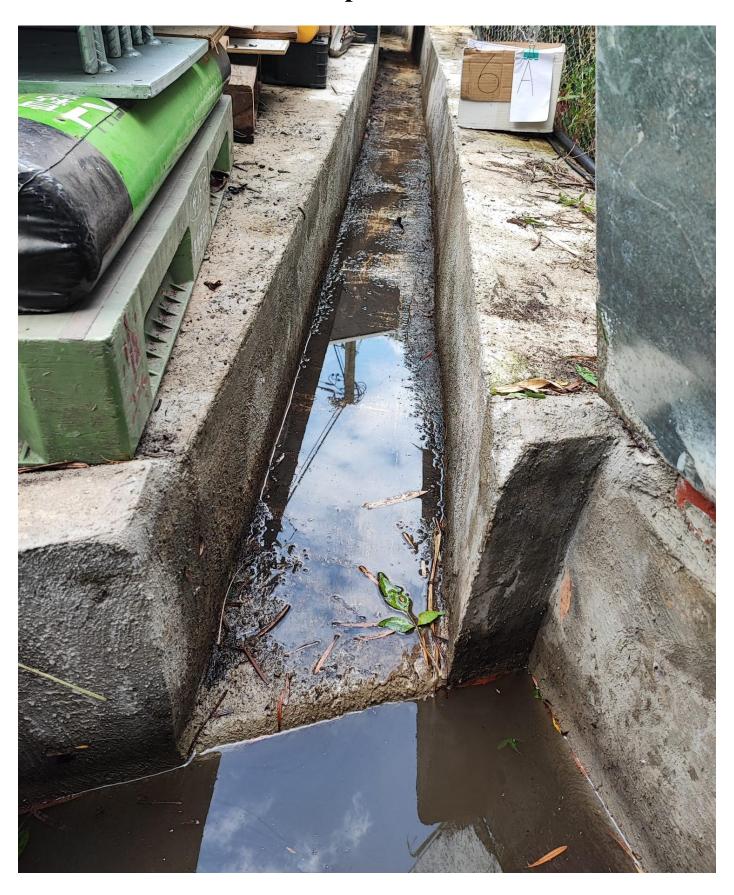




Viewpoint 5A



Viewpoint 6A



Viewpoint 6B





FSD Ref.: 消防處檔號

A 9290619

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS 消防(裝置及設備)規例 (Regulation 9(1)) (第九條(1)款) CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

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FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS 消防(裝置及設備)規例 A 9271714 FSD Ref .: (Regulation 9(1)) 消防處檔號 A A A (第九條 (1)款) aga yangiyb A lausi V oibu A CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT 消防裝置及設備證書《Janileuro A Shergrotu/ Name of Client: Automatic Fixed Installation other than Water 不含水的減火入有雜 顧客姓名 Name of Building: uformatic Fixed Installation using Water 用水作級火劑的自動固定 樓宇名稱 Street No./Town Lot: Street/Road/Estate Name: Lot No.29 inD.D.101 門牌號數/市地段 街道/屋苑名稱 Block: NT District: Area: HK Yuen Long 新界 力.龍 分區 香港 座 地區 Type of Building 樓字類型: Industrial工業 Licensed premises持牌處所 Commercial商業 Domestic住宅 Composite綜合 In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation of Part 1 Annual Inspection ONLY equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)数、擁有裝置在任何處所內的任何消防裝置或設備的人,須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。 一部 只適用於年檢事項 Next Due Date Completion Date Type of FSI 裝置類型 Location(s) 位置 Comment on Condition 狀況評述 完成日期(DD/MM/YY) 下次到期日(DD/MM/YY) Part 2第 部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作 Code編碼 (1-35) Completion Date Location(s) 位置 Nature of Work Carried out 完成之工作內容 Comment on Condition 狀況評述 Type of FSI 裝置類型 完成日期(DD/MM/YY TO SUPPLY AND INSTALL 9 x 5 KG CO2 GAS As above Conforms with FSD 3-4-2024 24 TYPE F.E. requirements has Detection System 氟體資利系統 Part 3 第三部 Defects 損壞事項 Code編碼 (1-35) Type of FSI 裝置類型 Location(s) 位置 Outstanding Defects 未修缺點 Comment on Defects 缺點評述 可的人手標 ted Approved Appliance 2 ith Fixed Pump(s) 填有固 I/We hereby certify that the above installations/equipment have been tested and found to be in efficient Authorized For FSD working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Signature: Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3. 受權人簽署 Mame: 姓名 FSD/RC No.: 本人藉此證明以上之消防裝置及設備經試驗,證明性能良好,符 Inspected 合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置 RC 3/1/85 消防處註冊號碼 及設備之檢查測試及保養守則的規格,損壞事項列於第三部。 Intercept Fire & Security Company Name: 公司名稱 如證書涉及年檢事項,應張貼於大廈 Tech.Ltd SECURIT 或處所當眼處以供消防處人員查核 Telephone : ficate should be displayed at prominent location of the building or prem for FSD's inspection if any annual maintenance work is involved. 消防防盜 聯絡電話 有限公 6-4-2024 Date F.S. 251 (Rev. 1/2016)