

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 manoeuvring of vehicles.

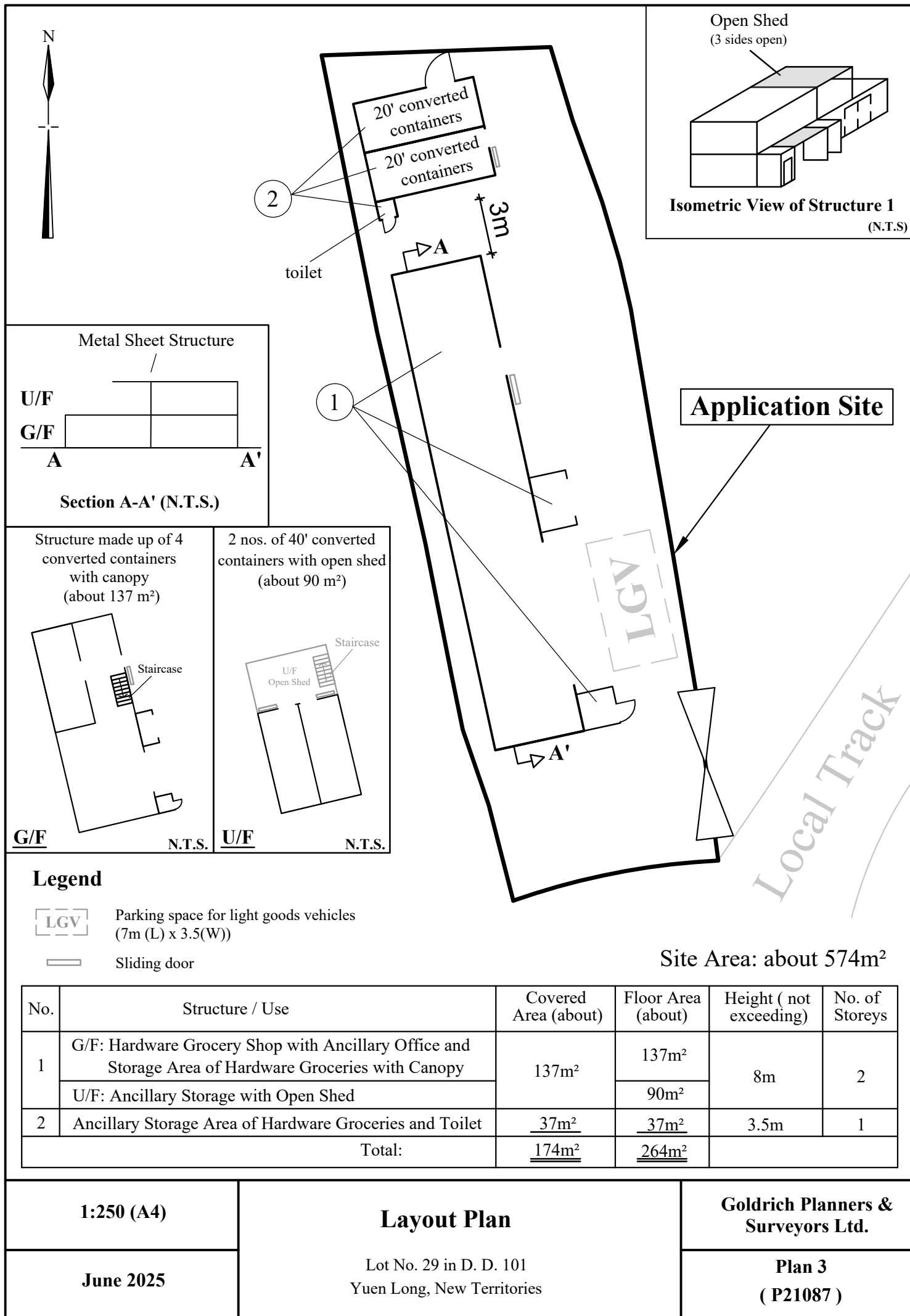
The Layout Plan for this renewal application is generally the same as the previous application.

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.



## **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 m<sup>2</sup>. 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 <sup>2</sup>	137m <sup>2</sup>	8m	2
	U/F: Ancillary Storage with Open Shed		90m <sup>2</sup>		
2	Ancillary Storage Area of Hardware Groceries and Toilet	<u>37m<sup>2</sup></u>	<u>37m<sup>2</sup></u>	3.5m	1
	Total:	<u>174m<sup>2</sup></u>	<u>264m<sup>2</sup></u>		

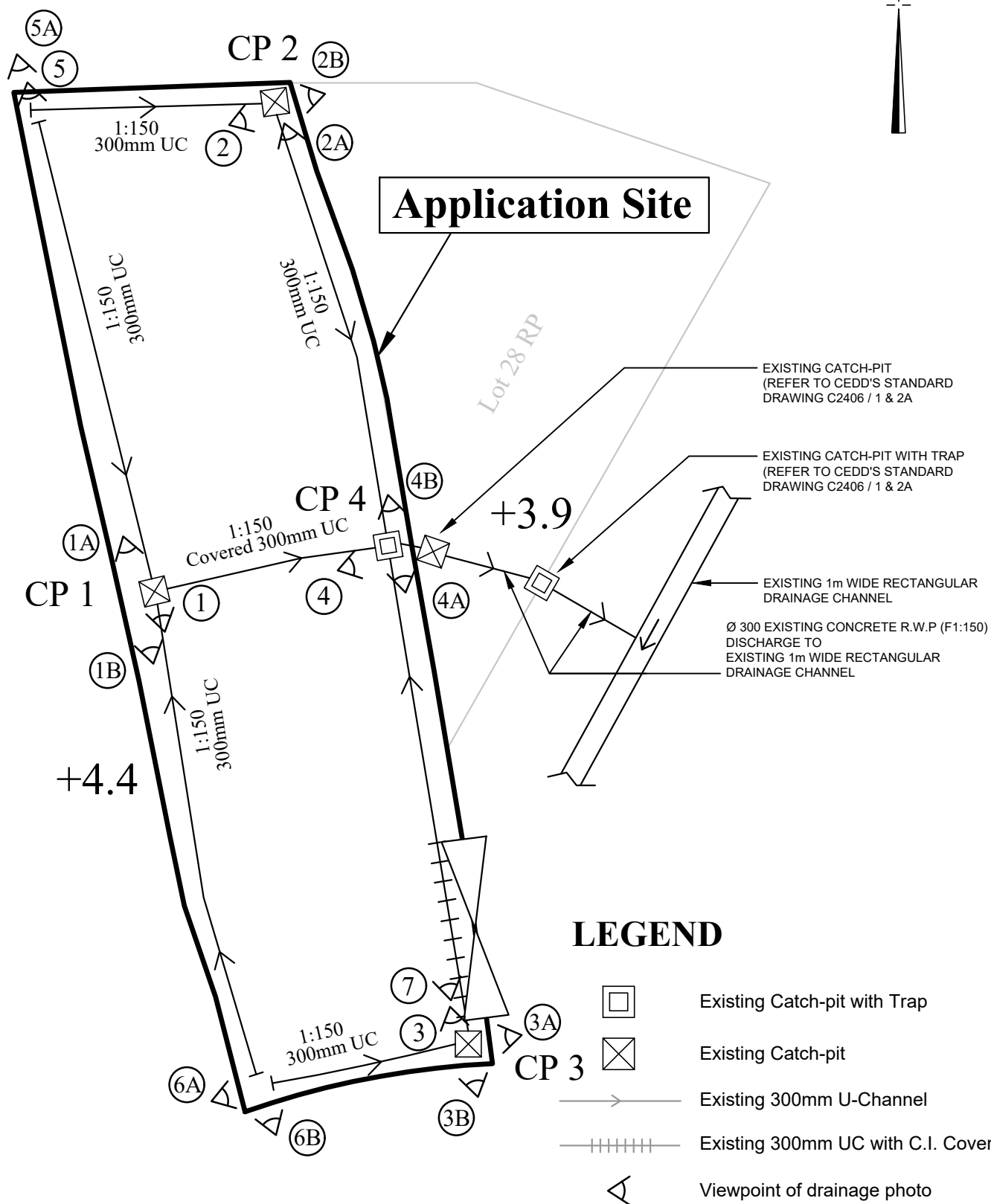
- 6.2. The operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).
- 6.3. The site is for retail use only. No workshop activity (including cutting of metal) will be carried out on site.
- 6.4. There is a parking space for light goods vehicles provided within 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-





## LEGEND



Existing Catch-pit with Trap



Existing Catch-pit



Existing 300mm U-Channel



Existing 300mm UC with C.I. Cover



Viewpoint of drainage photo

1:250 (A4)

## Viewpoints of Drainage Photographs

Goldrich Planners &  
Surveyors Ltd.

May 2025

Lot No. 29 in D. D. 101  
Yuen Long, New Territories

Plan 6  
( P21087 )

## Viewpoint 1





## Viewpoint 1A





## Viewpoint 1B





## Viewpoint 2





## Viewpoint 2A





## Viewpoint 2B





## Viewpoint 3





## Viewpoint 3A





## Viewpoint 3B





## Viewpoint 4





## Viewpoint 4A





## Viewpoint 4B





## Viewpoint 5





## Viewpoint 5A





## Viewpoint 6A





## Viewpoint 6B





## Viewpoint 7





(第九條(1)款)

消防處檔號

**A 9290619**

消防裝置及設備證書

顧客姓名

擁有人

樓宇名稱

門牌號數/市地段

Lot No.29 in D.D.101

街道/屋苑名稱

座

分區

Yuen Long

地區

☐ 香港

ナ

☒ 新界

Type of Building 樓宇類型: ☐ Industrial 工業

☐ Commercial商業 ☐ Domestic住宅

posite綜合 ☐ Licensed premises持牌處所

☐ Institutional 社團

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have that 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)款，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。

6-4-2024

104





消防（裝置及設備）規例

消防處檔號

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9271714

Name of Client :

顧客姓名

擁有人

Name of Building

樓宇名稱

Street No./Town Lot :

Lot No.29 in D.D.101

Street/Road/Estate Name :

街道/屋苑名稱

Block :

座

District :

分區

Yuen Long

Area :

地區

☐ HK

香港

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

**Part 1 Annual Inspection ONLY**

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or 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)款，擁有裝置在任何處所內的任何消防裝置或設備的業主，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。

Part 3 第三部 Defects 損壞事項					
Code 編碼 (I-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	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and 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.

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。

Authorized  
Signature :  
受權人簽署

Name : 姓名

FSD/RC No. :  
處註冊號碼

Company Name :  
公司名稱

Telephone :  
聯絡電話

Date :  
日期

For FSD  
use only:

Inspected

RC 3/185

Intercept Fire &amp; Security

Tech.Ltd

6-4-2024

如證書涉及年檢事項，應張貼於大廈  
或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.