



盈卓
規劃
有限公司

Our Ref. : DD104 Lot 4000 & VL
Your Ref. : TPB/A/YL-NSW/351

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

By Email

15 August 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land
for a Period of 5 Years in “Village Type Development” Zone,
Various Lots in D.D. 104 and Adjoining Government Land, Pok Wai, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-NSW/351)

We are writing to submit further information responding to departmental comments upon the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in blue ink is positioned to the left of a circular purple stamp. The stamp contains the text 'R-riches Planning Limited' around the perimeter and '盈卓規劃有限公司' in the center.

Danny NG
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Ajyum CHAN
(Attn.: Mr. Michael SO

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

Appendix I - Responses to departmental comments

Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. Kelvin WONG; Tel: 2835 1117)		
(1)	<p>It is noted that the proposed use would not involve dusty operation but it would generate heavy traffic of heavy vehicles (a loading/unloading space for container vehicle is proposed at the Site). According to the review, residential buildings within 100m from the boundary of the application site are found. As such, it is anticipated that the proposed use would cause environmental nuisance to the residential buildings nearby.</p>	<p>Noted. The applicant has revised the layout and swept path analysis as per the relocation of the loading/unloading space (Appendices II and III). The product displaying area could also act as a barrier between sensitive receivers and the relocated L/UL space so as to lessen potential adverse impact arising from L/UL activities to surrounding environments.</p> <p>The applicant will strictly follow the operation hours as proposed in the planning application (i.e. Mondays to Saturdays from 06:00 to 19:00; whilst there will be no operation on Sundays and public holidays). All activities will be confined within the Site providing with 2.5m high fencing along the site boundary.</p> <p>Traffic accessing/leaving the application site (the Site) would not pass through/encroach into nearby sensitive receivers.</p> <p>Such measures would be able to lessen potential adverse impact to nearby environments.</p>
(2)	<p>Please advise the i) details of the use of container vehicle and the associated loading and unloading activities; and ii) please advise the frequency of the container vehicle visiting the site.</p>	<p>As the applicant intends to operate a shop and services for the sale of electricity-powered construction machinery and vehicles by providing a showroom for demonstrations to customers, container vehicles (CVs) would be used to transport the construction machinery and vehicles to the Site.</p> <p>CVs would be accessing the Site <u>once</u> during AM peak hours (i.e. 09:00 to 10:00) and would leave the Site at PM peak hours (i.e. 18:00 to 19:00). Minimal and infrequent</p>

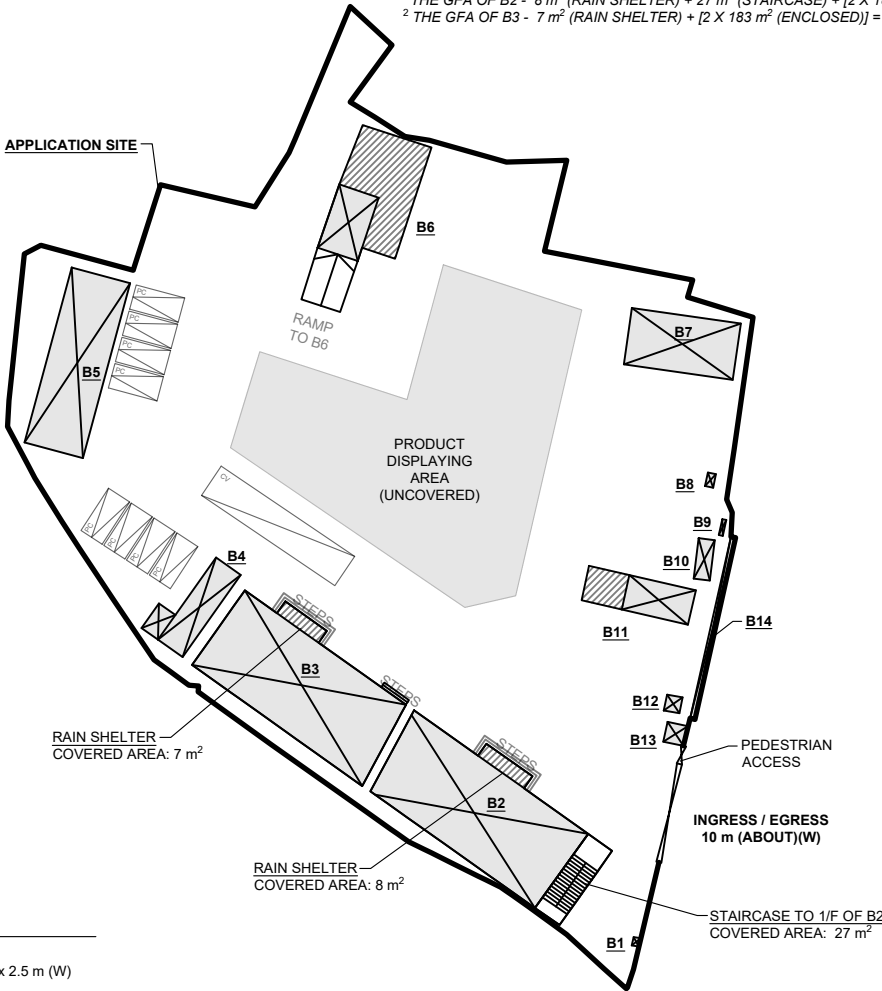
		vehicular trips generated would lessen any potential adverse impact to the surroundings.
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,015 m ²	(ABOUT)
COVERED AREA	: 770 m ²	(ABOUT)
UNCOVERED AREA	: 3,245 m ²	(ABOUT)
PLOT RATIO	: 0.29	(ABOUT)
SITE COVERAGE	: 19 %	(ABOUT)
NO. OF STRUCTURE	: 14	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,145 m ²	(ABOUT)
TOTAL GFA	: 1,145 m ²	(ABOUT)
BUILDING HEIGHT	: 2 m - 8.23 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	METER ROOM	1 m ² (ABOUT)	1 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B2	RECEPTION, SHOWROOM AND OFFICE	217 m ² (ABOUT)	409 m ² (ABOUT) ¹	8.23 m (ABOUT)(2-STOREY)
B3	SHOWROOM AND OFFICE	190 m ² (ABOUT)	373 m ² (ABOUT) ²	5.1 m (ABOUT)(2-STOREY)
B4	FS PUMP ROOM AND WATER TANK	36 m ² (ABOUT)	36 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B5	SHOWROOM	108 m ² (ABOUT)	108 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B6	AUTOMATIC PARKING SYSTEM SAMPLE	93 m ² (ABOUT)	93 m ² (ABOUT)	3.8 m (ABOUT)(1-STOREY)
B7	TRANSFORMER AND SWITCH ROOM	62 m ² (ABOUT)	62 m ² (ABOUT)	3.7 m (ABOUT)(1-STOREY)
B8	CHARGING DOCK	1 m ² (ABOUT)	1 m ² (ABOUT)	2 m (ABOUT)(1-STOREY)
B9	METER BOX	1 m ² (ABOUT)	1 m ² (ABOUT)	2 m (ABOUT)(1-STOREY)
B10	ELECTRIC GENERATOR	7 m ² (ABOUT)	7 m ² (ABOUT)	2 m (ABOUT)(1-STOREY)
B11	CHARGING STATION	38 m ² (ABOUT)	38 m ² (ABOUT)	6.2 m (ABOUT)(1-STOREY)
B12	TRANSFORMER	3 m ² (ABOUT)	3 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B13	GUARD HOUSE	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B14	ADVERTISEMENT BOARD	9 m ² (ABOUT)	9 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		770 m ² (ABOUT)	1,145 m ² (ABOUT)	

¹ THE GFA OF B2 - 8 m² (RAIN SHELTER) + 27 m² (STAIRCASE) + [2 X 187 m² (ENCLOSED)] = 409 m²
² THE GFA OF B3 - 7 m² (RAIN SHELTER) + [2 X 183 m² (ENCLOSED)] = 373 m²



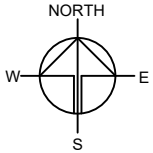
PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (PARTIALLY ENCLOSED)
	PARKING SPACE (PC)
	LOADING/UNLOADING SPACE (CV)
	INGRESS / EGRESS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750@ A4

DRAWN BY

DN

DATE

15.8.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

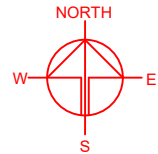
LAYOUT PLAN

DWG NO.

PLAN 5

VER.

002



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY
DN

DATE
15.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO.
PLAN 7

VER.
002

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (PARTIALLY ENCLOSED)
- PARKING SPACE (PC)
- LOADING/UNLOADING SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE