

Your Ref.: A/YL-SK/436

Our Ref.: P20056/TL25352

17 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 (Real Estate Agency) with Ancillary Office
for a Period of 5 Years, Lot No. 291 S.B in D.D. 112 and adjoining
Government Land, Yuen Long, New Territories
(Application No. A/YL-SK/436)**

We noted that the draft Shek Kong Outline Zoning Plan (the "OZP") No. S/YL-SK/10 is gazetted under section 5 of Town Planning Ordinance on 17.10.2025. The area of the application site under the captioned application is rezoned from Residential (Group D)" ("R(D)") to "Residential (Group C)" ("R(C)"). According to the Notes of the OZP, 'Shop and Services' use is a Column 2 use within the "R(C)" zone on the OZP requiring planning permission from the Town Planning Board, which may be permitted with or without conditions.

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

1. Pages 3 & 18 of Form S16-I;
2. Executive Summary;
3. Page 1 of Planning Statement (**Appendix I**); and
4. Location Plan (**Plan 1**).

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

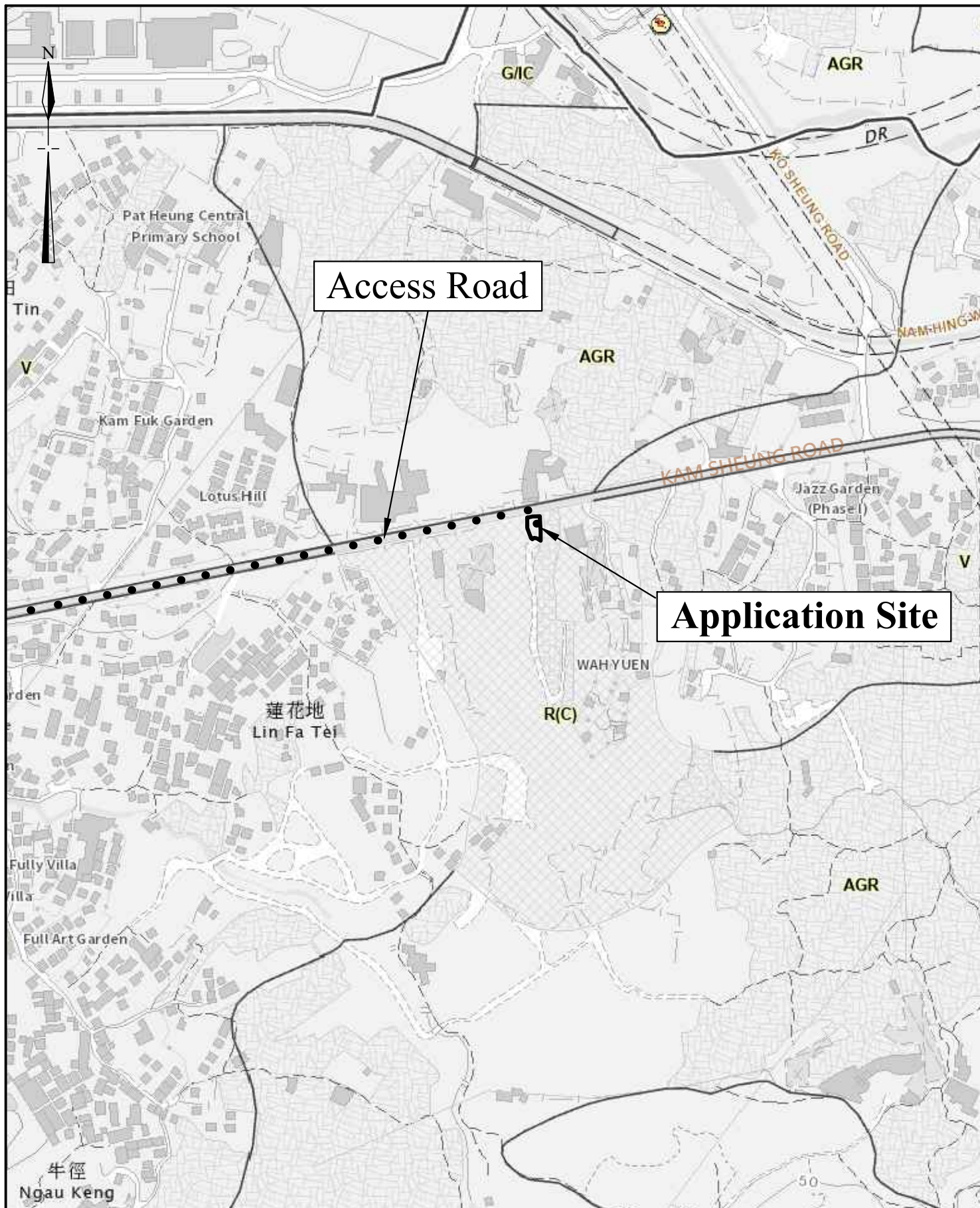


Francis LAU

Encl.

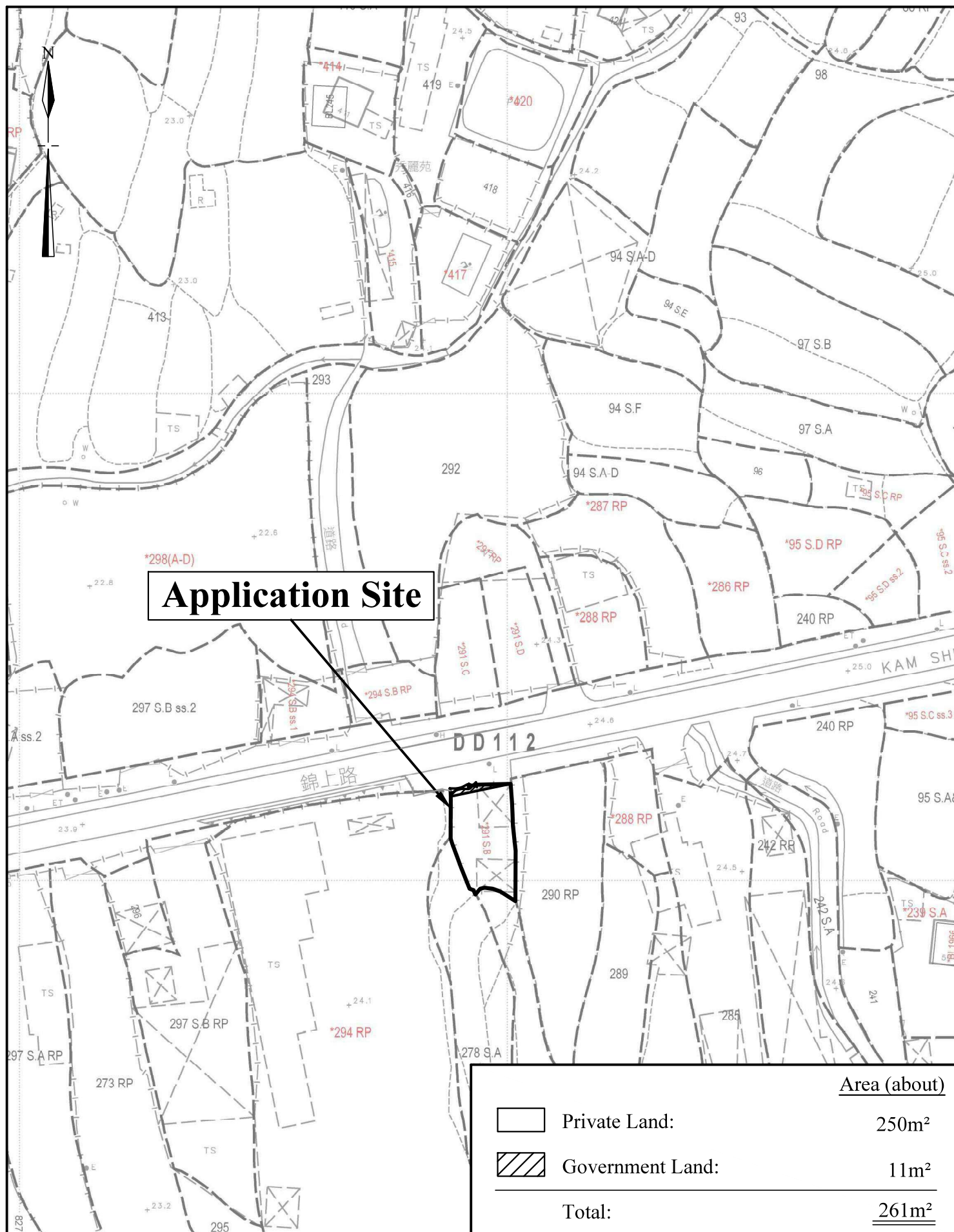
c.c.

DPO/FS&YLE, PlanD (Attn.: Mr. Jason WONG)



Extracted from Draft Shek Kong Outline Zoning Plan No. S/YL-SK/10

Not to Scale	Location Plan Lot 291 S.B and Adjoining Government Land in D.D. 112	Goldrich Planners & Surveyors Ltd.
October 2025		Plan 1 (P 20056)



1 : 1000

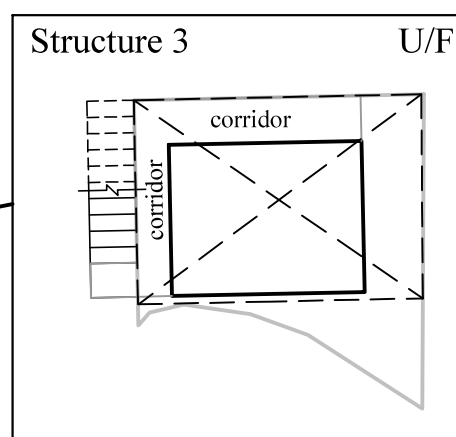
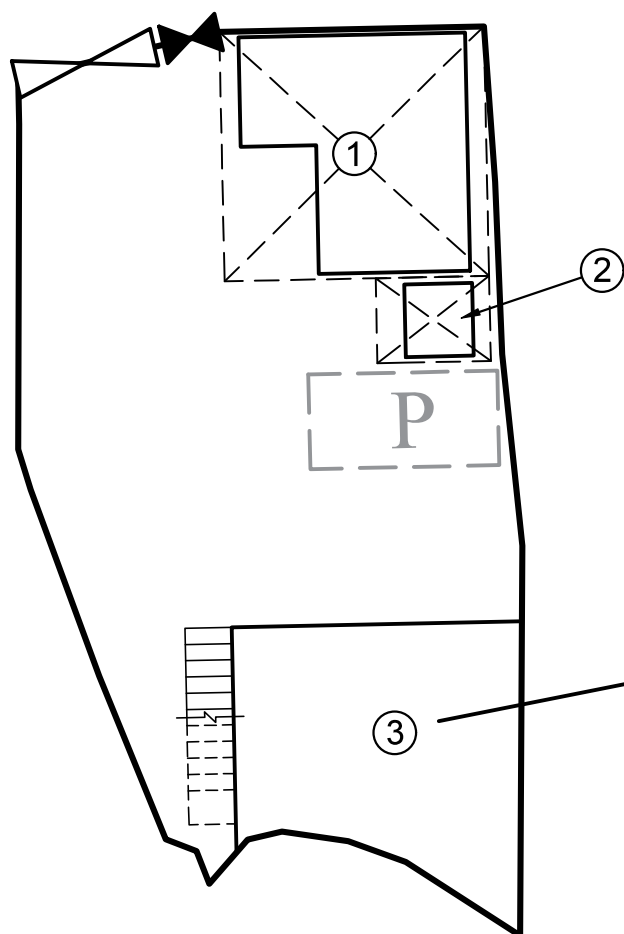
Lot Index Plan

**Goldrich Planners &
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September 2025

Lot 291 S.B and Adjoining Government Land in D.D. 112

**Plan 2
(P 20056)**



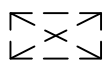
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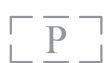
Vehicular Access



Pedestrian Access



Open Shed



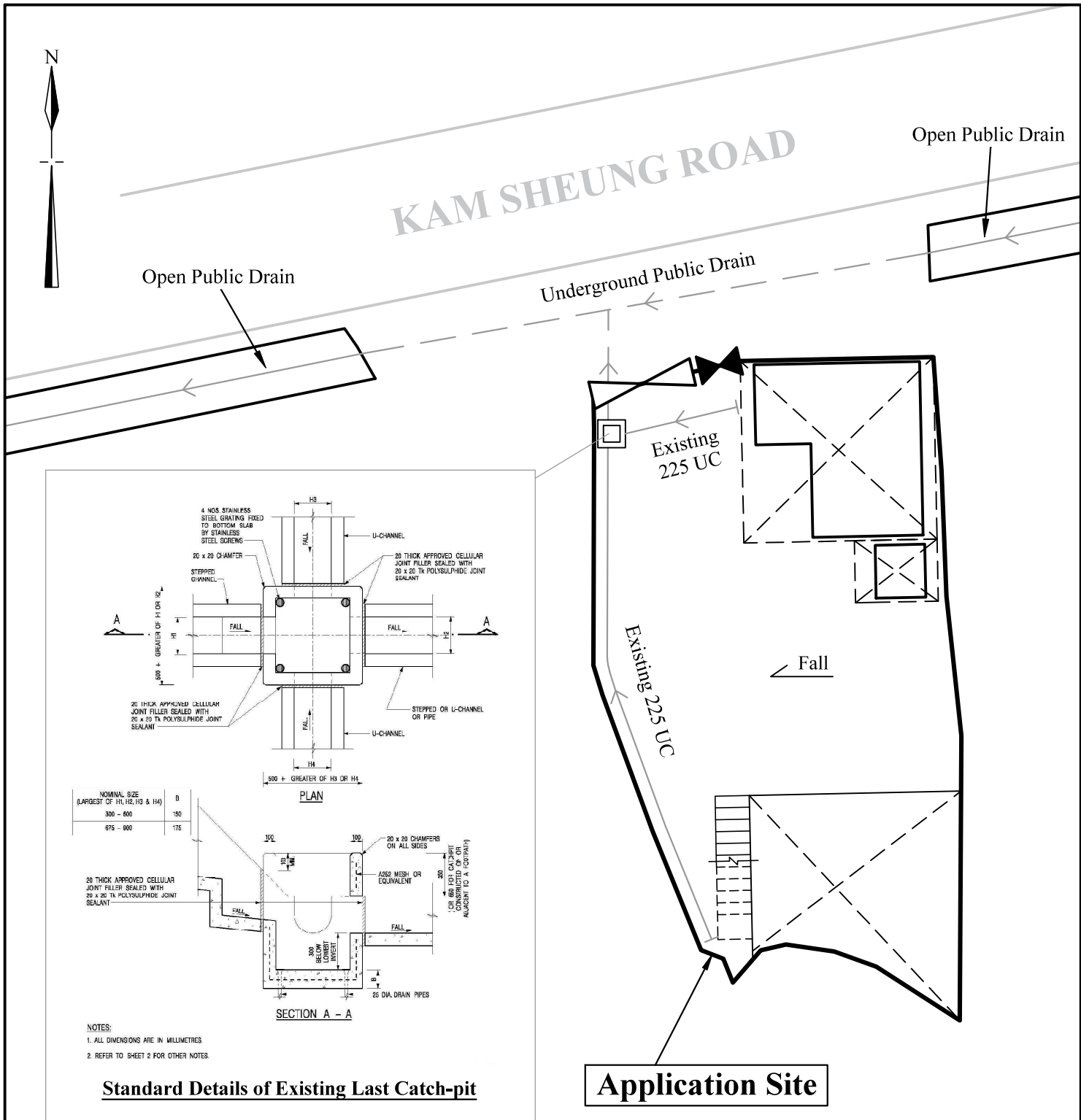
Parking space for private car
(5m (L) x 2.5m (W))

Site Area (about): 261m²

No.	Structure / Use	Covered Area	Floor Area	Height	No. of Storeys
1	Real Estate Agency Shop	46.2m ²	46.2m ²	3.5m	1
2	Toilet	6.8m ²	6.8m ²	2.8m	1
3	G/F: Storeroom	48.4m ²	48.4m ²	5.6m	2
	U/F: Office		40.9m ²		
Total (about):		101.4m ²	142.3m ²		

1 : 200	Layout Plan	Goldrich Planners & Surveyors Ltd.
September 2025		Plan 3 (P 20056)

Lot 291 S.B and Adjoining Government Land in D.D. 112

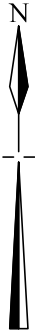


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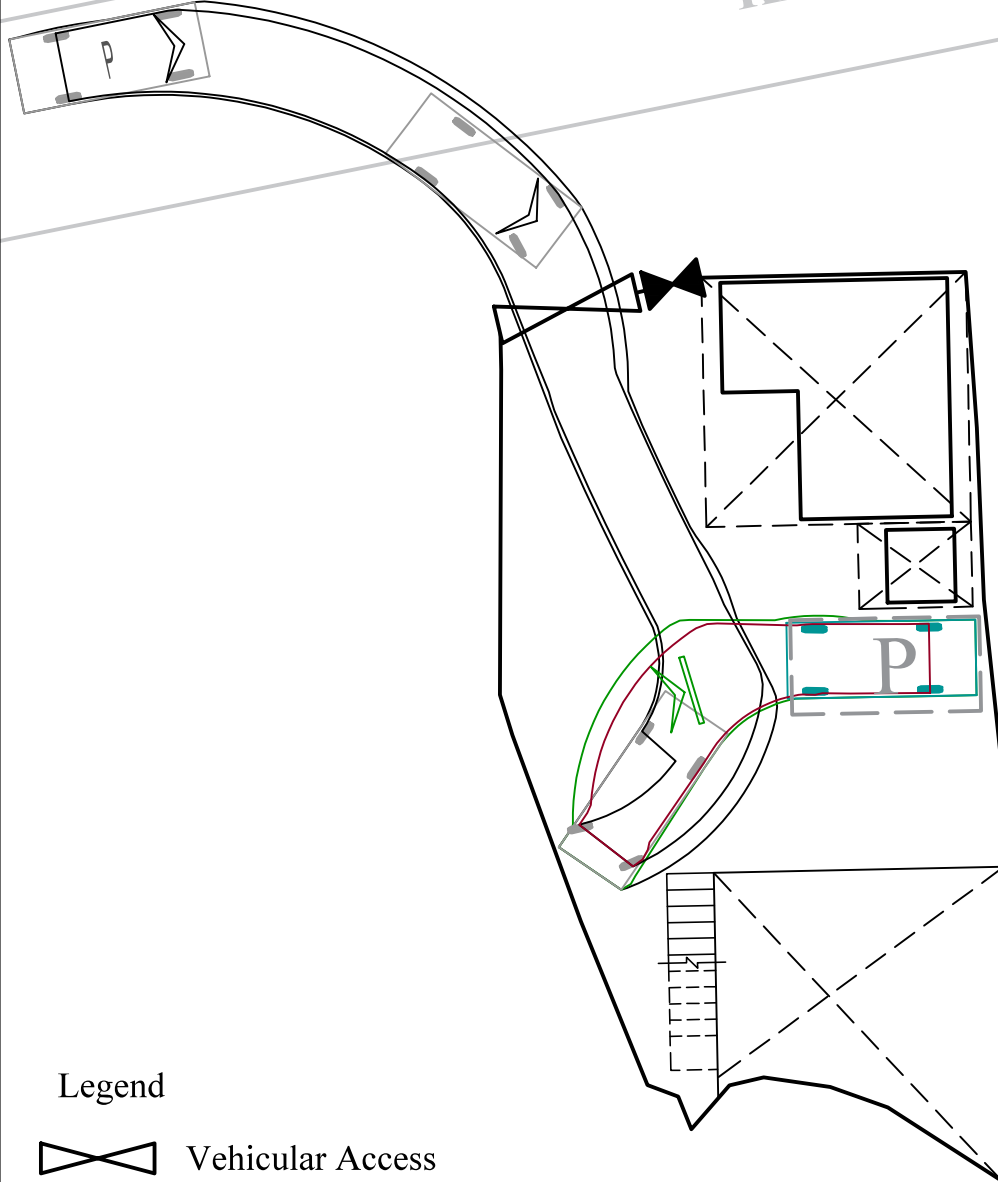
- Existing last catch-pit
- Existing 225mm U-Channel with C.I. Cover

Site Area (about): 261m²

Existing 225mm U-Channel with C.I. Cover		G.L.(mP.D.)	I.L.(mP.D.)
Last catch-pit		+ 24.2	+ 23.88
1 : 200	Approved Drainage Proposal (Under A/YL-SK/287)	Goldrich Planners & Surveyors Ltd.	
September 2025		Plan 4 (P 20056)	
Lot 291 S.B and Adjoining Government Land in D.D. 112			



KAM SHEUNG ROAD



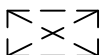
Legend



Vehicular Access



Pedestrian Access



Open Shed



Parking space for private car
(5m (L) x 2.5m (W))

Site Area (about): 261m²

1 : 200

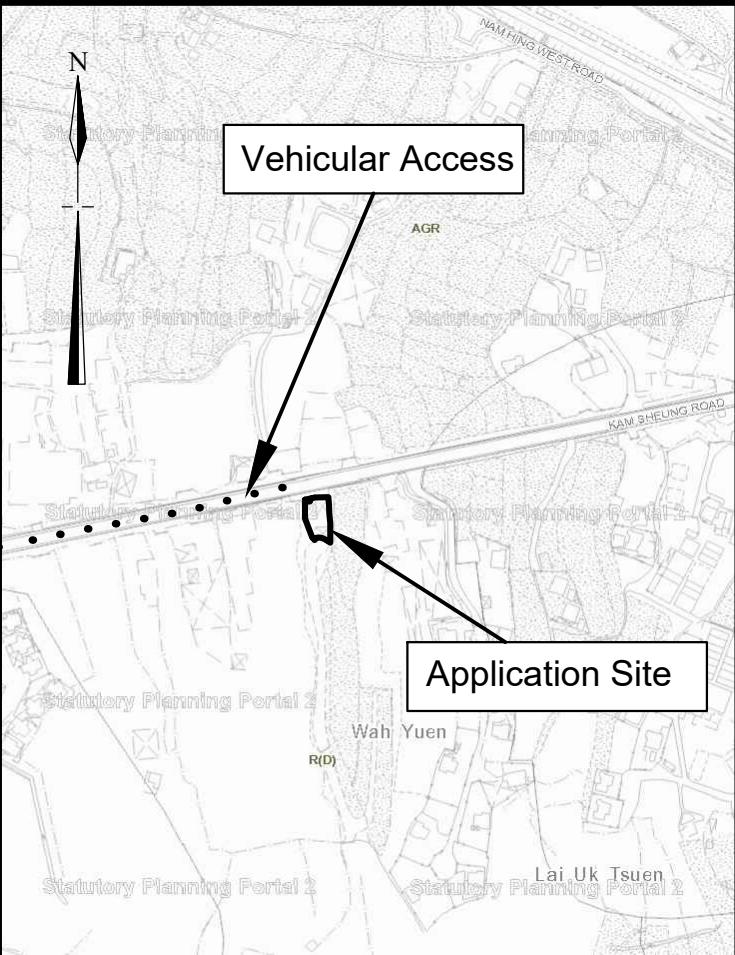
Swept Path Analysis

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Surveyors Ltd.

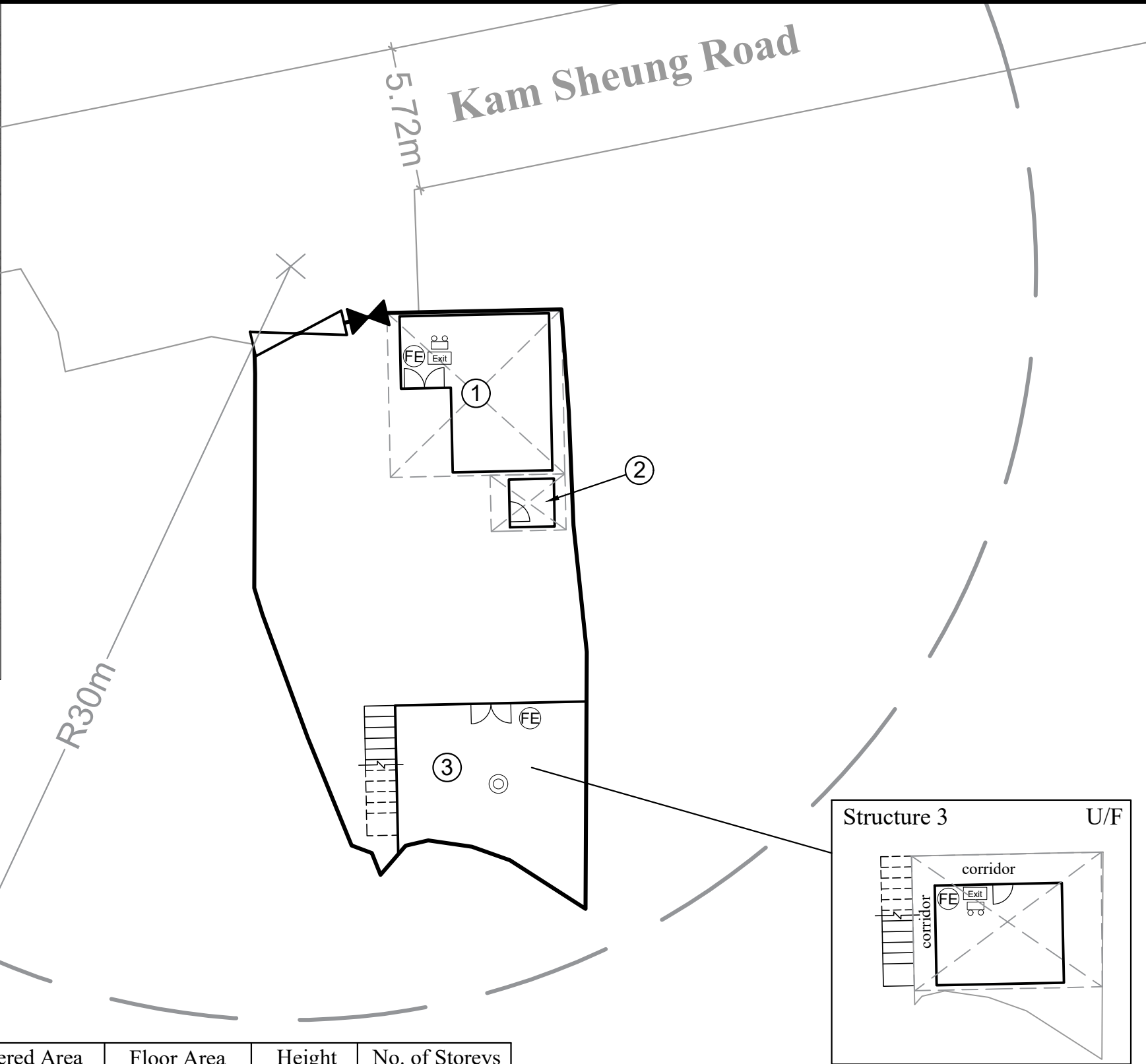
September 2025

Lot 291 S.B and Adjoining Government Land in D.D. 112

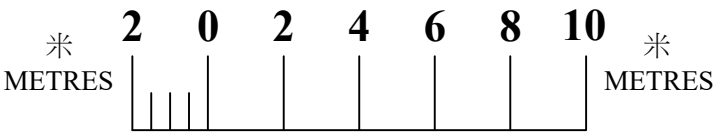
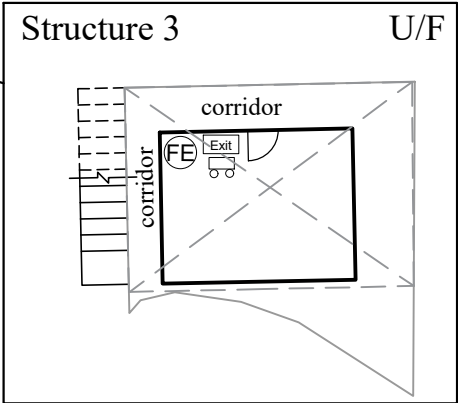
Plan 5
(P 20056)



Location Plan N. T. S



No.	Structure / Use	Covered Area	Floor Area	Height	No. of Storeys
1	Real Estate Agency Shop	46.2m ²	46.2m ²	3.5m	1
2	Toilet	6.8m ²	6.8m ²	2.8m	1
3	G/F: Storeroom	<u>48.4m²</u>	48.4m ²	5.6m	2
	U/F: Office		<u>40.9m²</u>		
Total (about):		<u>101.4m²</u>	<u>142.3m²</u>		



Site Area (about): 261m²

- FS NOTES:**
- (i) Sufficient emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021
 - (ii) Sufficient directional and exit signs shall be provided in accordance with BS 5266-1:2016 and the FSD Circular Letter No. 5/2008.
 - (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.
 - (iv) The Stand-alone Fire Detector shall be provided in accordance with the "Stand-alone Detector General Guildlines on Purchase, installation & Maintenance [Sep 2021]"

REMARK:

- Legend :**
- Vehicular Access
 - Pedestrian Access
 - 5.0 公斤二氧化碳 氣體滅火筒 Existing 5.0kg CO2 Gas type Fire Extinguisher x 3
 - 出路燈 Existing Exit sign x 2
 - 緊急照明燈 Existing Emergency Light x 2
 - 火警偵測器 Proposed Stand-alone Fire Detector x 1

1 : 200

September 2025

Fire Service Installation Proposal

Lot 291 S.B and Adjoining Government Land in D.D. 112

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Plan 6 (P 20056)