

Your Ref.: A/YL-SK/436

Our Ref.: P20056/TL25401

25 November 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 Further Information (FI)

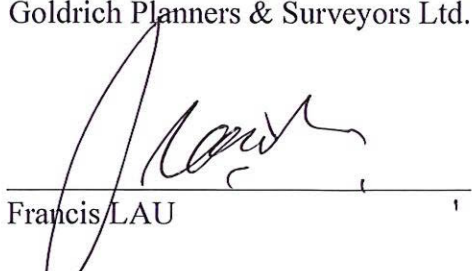
**Temporary Shop and Services (Real Estate Agency) with Ancillary Office
for a Period of 5 Years, Lot No. 291 S.B in D.D. 112 and adjoining
Government Land, Yuen Long, New Territories
(Application No. A/YL-SK/436)**

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

In view of the amendments made in the FI, we enclose the following revised pages for your consideration:

1. Page 2 of Planning Statement (Appendix I); and
2. Layout Plan (Plan 3a).

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


Francis LAU

Encl.

c.c.

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

Further Information for Planning Application No. A/YL-SK/436**Response-to-Comments****Comments from Lands Department**

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

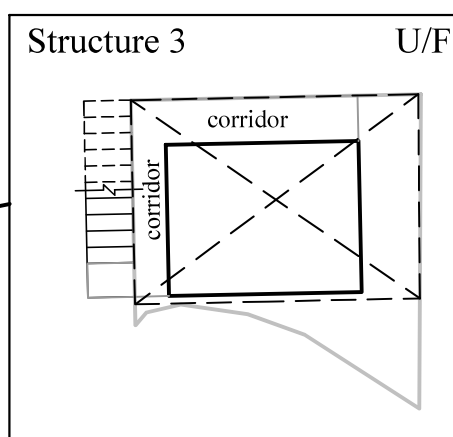
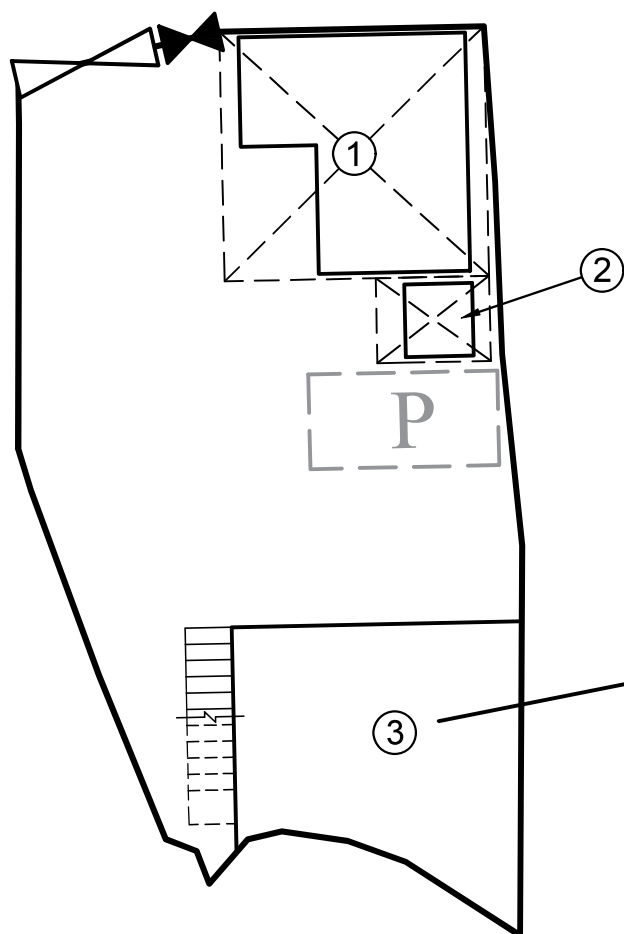
I.	Comments	Responses
1.	<u>Unauthorised structure(s) within the said private lot(s) covered by the planning application</u> LandsD has reservation on the planning application since there is/are unauthorized structure(s) and uses on the private lot which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD.	The applicant will apply to the Lands Department for a Short Term Waiver to regularize the structures on the lot.
2.	<u>Unlawful occupation of Government land adjoining the said private lot(s) with unauthorized structure(s) covered by the planning application</u> The GL within the application site (about 11m² as mentioned in the application form) has been fenced off / 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. If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot 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.	The applicant will apply to the Lands Department for a Short Term Tenancy to regularize the occupation of the Government land.

Comments from Planning Department

Contact person: Mr. Jason WONG (Tel.: 3168 4038)

II.	Comments	Responses
1.	Regarding the layout scheme of the captioned application, grateful would you please clarify on the uses on G/F and U/F in Structure No. 3. Please also elaborate on how the uses on G/F and U/F of Structure No. 3 are directly related and deemed ancillary to the applied shop and services use under the current application.	We would like to clarify that the G/F of Structure No. 3 is mainly used for staff resting area and storage area, including storage of cleaning supplies, stationery, spare office chairs, storage cabinets for documents, other office supplies etc. The U/F of Structure No. 3 is mainly used for office and meeting space for conducting meetings with potential buyers or building contractors and providing space for internal team meetings. The uses are ancillary to the applied shop and services use under the current application. Please refer to the revised layout plan (Plan 3a) for details.

- END -



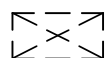
Legend



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: Staff restroom & Storage	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.
November 2025		Plan 3a (P 20056)

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

No.	Uses		Floor Area (ab.) (m²)	Covered Area (ab.) (m²)	Height (ab.) (m)	No. of Storey
1	Real Estate Agency Shop		46.2	46.2	3.5	1
2	Toilet		6.8	6.8	2.8	1
3	G/F	Staff rest room & storage	48.4	48.4	5.6	2
	U/F	Office	40.9			
Total			<u>142.3</u>	<u>101.4</u>		
			Plot Ratio	Site Coverage		
			0.55	38.9%		

9. The Development serves to meet the demand of local residents for real estate agency services
10. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and Public Holidays).
11. The Site is accessible by vehicles from Kam Sheung Road. 1 no. of parking space for private car is provided at the Site for daily operation of the Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 5**). No parking, reversing or turning of vehicles on public road is expected.

Previous Application

12. The Site is the subject of a previous application no. A/YL-SK/287 for ‘Temporary Shop and Services (Real Estate Agency) with Ancillary Office for a Period of 3 Years’ submitted by the same applicant and is approved by the Rural and New Town Planning Committee (“the Committee”) on 23.10.2020 mainly on considerations that the development would not frustrate the long-term planning intention of the “R(D)” zone; not incompatible with the surrounding land uses; and no adverse comments from relevant departments.
13. All of the approval conditions under the previous approval were satisfactorily complied with by the Applicant (**Annexes Ia to Ic**). The application was lapsed on 24.10.2023. The Applicant would like to submit a fresh s.16 application to continue the use. Compared with the previous approval, there are minor amendments to the layout of the current application.
14. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the previous application.

Similar Applications

15. There are 6 similar applications for shop and services use approved by the Committee within the “R(D)” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-SK/296	Proposed Temporary Eating Place and Shop and Services for a Period of 3 Years	12.3.2021