

寄件者: Isa Yuen [REDACTED]
寄件日期: 2026年09月17日星期四 17:30
收件者: tpbpd/PLAND
副本: Athena Pui Yin LAI/PLAND; YC Lit; Thomas Luk
主旨: [PLG10357] Planning Application No. A/YL-SK/472 - Supplementary Information
附件: ADCL_PLG_10357_L002.pdf

Dear Sir/Madam,

We refer to our submission and would like to provide supplementary information to facilitate considerations by relevant departments and the Town Planning Board. Enclose a self-explanatory letter for your processing please.

Thank you for facilitating the planning application and should you have any queries, please feel free to contact us.

Best regards,

Isa Yuen

Man Chi Consultants and Construction Limited

Tel: [REDACTED]



Date : 17th September, 2026
Our Ref. : ADCL/PLG-10357/L002

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

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years at Lot No. 95 S.C ss.3 in D.D. 112, Kam Sheung Road, Yuen Long

We refer to our submission dated 14.9.2026 (Ref.: ADCL/PLG-10357/L001). We would like to provide supplementary information to facilitate considerations by relevant departments and the Town Planning Board.

- i. Replacement pages of the Application Form (p.7 and 14);
- ii. Replacement page of the Planning statement;
- iii. Revised Figure 3 of the Planning statement.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at .

Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited

Edward Lit
Planning Consultant

Encl.



(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 % to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	156..... sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	1.26.....	☒ About 約
Proposed site coverage 擬議上蓋面積	63..... %	☒ About 約
Proposed no. of blocks 擬議座數	1.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	Not more than 2..... storeys 層	
	☐ include 包括.....storeys of basements 層地庫	
	☐ exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	N/A..... mPD 米(主水平基準上)	☐ About 約
	Not More Than 8..... m 米	☐ About 約

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot No. 95 S.C ss.3 in D.D. 112, Kam Sheung Road, Yuen Long 新界元朗錦上路丈量約份第 112 約地段第 95 號C分段第3小分段		
Site area 地盤面積	124 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)		
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/11 石崗分區計劃大綱核准圖編號S/YL-SK/11		
Zoning 地帶	"Village Type Development" ("V") 「鄉村式發展」地帶		
Applied use/ development 申請用途／發展	Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years 擬議臨時商店及服務行業相關填土工程 (為期五年)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	156 ☒ About 約 ☐ Not more than 不多於	1.26 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
	Composite 綜合用途	N/A	

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

- 4.1.1 It is proposed to utilise the application site for the proposed use (i.e. Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years). The application site has a site area of approximately 124m².
- 4.1.2 The proposed development aims to accommodate a metalware retail shop to supply essential hardware goods, small home repair materials and tools to the residents of Lai Uk Tsuen and adjacent rural communities. No workshop/manufacturing activities will be carried out within the application site.
- 4.1.3 The proposed use comprises a two-storey temporary structure, for shop and services. The building height will not exceed 8m (2 storey). The proposed development has a total GFA of about 156m² for shop and services uses. The indicative layout plan is shown in **Figure 3** whilst the key development parameters for the proposed use are detailed in **Table 2** and **Table 3**.
- 4.1.4 The opening hours of the proposed use will be from 7:00 a.m. to 9:00 p.m. daily (including public holidays). The maximum capacity at any one time will be 6 visitors and 1 staff member.
- 4.1.5 To align the site levels for erection of temporary structure and circulation, it is proposed to fill the site with concrete to a depth of not more than 1m (**Figure 4** refers). The extent of land filling has been kept to a minimum.

DEVELOPMENT PARAMETERS

APPLICATION SITE	:	124 m ² (About)
COVERED AREA	:	78 m ² (About)
UNCOVERED AREA	:	46 m ² (About)
TOTAL FLOOR AREA	:	156 m ² (About)

STRUCTURE

S1

USES

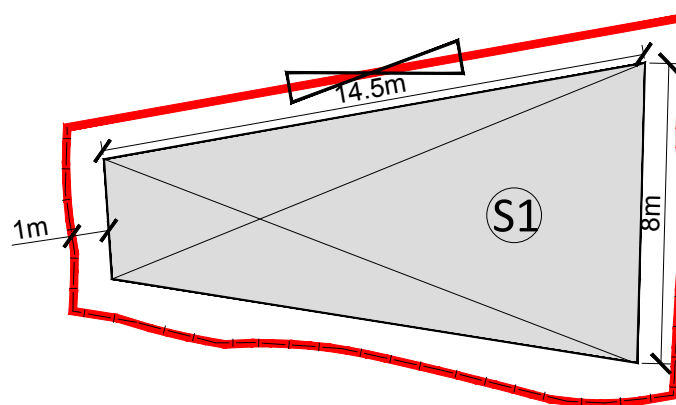
Shop and Services
Total

FLOOR AREA

156 m²(About)
156 m²(About)

BUILDING HEIGHT

8m (Not More Than) (2-Storey)



LEGEND

- Application Site Boundary
- Boundary Fencing of Not More Than 2.5m
- Structure
- Ingress/Egress

Project:

Section 16 Planning Application for Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years at Lot No. 95 S.C ss.3 in D.D. 112, Kam Sheung Road, Yuen Long

Title:

Indicative Layout Plan

Figure:

3

Scale:

Not to Scale

Date:

Aug 2026

Ref.: ADCL/PLG-10357/R001/F003