

Your Ref.: A/YL-TT/767

Our Ref.: [REDACTED]

26 February 2026

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)

**Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 119, Yuen Long
(Application No. A/YL-TT/767)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application, which serves to supersede our previous FI submission under our reference [REDACTED] dated 25.2.2026.

We would like to clarify that no workshop activities will be carried out at the Site and the hardware groceries and construction materials will be stored in the container storage.

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

1. Pages 6 & 13 of Form S16-III;
2. Pages 2 & 4 of Planning Statement (Appendix I); and
3. Layout Plan (Plan 3a) and Swept Path Analysis (Plan 4a).

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



Francis LAU

Encl.

c.c.

DPO/TM&YLW, PlanD (Attn.: Mr. Kevin LAM)

Further Information for Planning Application No. A/YL-TT/767**Response-to-Comments****Comments from AFCD**

Contact person: Dr. Azaria K.Y. WONG (Tel.: 2150 6932)

I.	Comments	Responses
1.	The subject site falls within the "AGR" zone and is generally vacant with some structures. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.	The applied use is temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "AGR" zone. The applicant will reinstate the application site upon expiry of the planning permission.

Comments from EPD

Contact person: Mr. Jeremy FONG (Tel.: 2835 2164)

II.	Comments	Responses
1.	We have written to PlanD on 8 September 2005 regarding the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (the COP). Since the proposed use will involve heavy vehicles and there are residential buildings located within 100m of the subject site boundary, environmental nuisance is expected according to the COP. As such, we do not support the captioned application according to the COP.	Medium goods vehicles instead of heavy goods vehicles will be adopted for the daily operation of the Proposed Development. Please refer to the revised Layout Plan (Plan 3a) for details.

- END -

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	6
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	9 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	32.2 %	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	<u>7</u>
	Private Car Parking Spaces 私家車車位	<u>3</u>
	Motorcycle Parking Spaces 電單車車位	<u> </u>
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	<u>2</u>
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	<u>2</u>
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	<u> </u>
	Others (Please Specify) 其他 (請列明)	<u> </u>
	<u> </u>	<u> </u>
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	<u> </u>
	Taxi Spaces 的士車位	<u> </u>
	Coach Spaces 旅遊巴車位	<u> </u>
	Light Goods Vehicle Spaces 輕型貨車車位	<u> </u>
	Medium Goods Vehicle Spaces 中型貨車車位	<u> </u>
	Heavy Goods Vehicle Spaces 重型貨車車位	<u> </u>
	Others (Please Specify) 其他 (請列明)	<u> </u>
	<u> </u>	<u> </u>

Development Parameters

9. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Shop (Hardware Groceries and Construction Materials)	255	255	9	1
2	Meter room	86	86	6	1
3	Reception with Ancillary Office	225	225	6	1
4	Container-converted Shop (Hardware Groceries and Construction Materials)	150	75	6	2
5	12 (6x2) Nos. of 20 ft. Container Storage	180	90	6	2
6	34 (17x2) Nos. of 20 ft. Container Storage	510	255	6	2
Total		<u>1,406</u>	<u>986</u>		
		Plot Ratio	Site Coverage		
		0.46	32.2%		

10. The Development serves to meet the demand of local residents and operators in the vicinity for hardware groceries and construction materials, including fasteners, electrical supplies, keys, locks, tools, construction materials such as bricks, blocks, wood/timber, steel, pipe etc. The container storage is for storing goods for the shop. Large amount of storage space is needed as different goods will be stocked and sold in the Development.
11. Operation hours are from 8:30 a.m. to 6:30 p.m. daily (including Sundays and Public Holidays). It will be operated by 2 to 3 nos. of staff stationed at the Site.
12. The Site is accessible by vehicles from Kiu Hing Road via a local track. 3 nos. of parking space for private cars, 2 nos. of parking space for light goods vehicle (LGV) and 2 nos. of parking space for medium goods vehicle (MGV) are provided at the Site for daily operation of the Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. Parking spaces will be reserved for customers who have given prior notification.
13. About 1,627 m² of the Site has been filled with concrete of about 0.2 m in depth. The remaining area of the Site (i.e. 1,431 m²) is proposed to be filled with concrete of about 0.2 m in depth for the provision of solid ground for erection of structures and vehicle manoeuvring (**Plan 5**).

Similar Applications

14. There are 3 similar applications for shop and services use approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 5 years:

19. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
20. The Site is accessible by vehicles from Kiu Hing Road via a local track. 3 nos. of parking space for private cars, 2 nos. of parking space for LGV and 2 nos. of parking space for MGV are provided at the Site for daily operation of the Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected. Parking spaces will be reserved for customers who have given prior notification.

Environment

21. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
22. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

Drainage

23. The Applicant will submit a drainage proposal, with the provision of periphery u-channels and catchpits to mitigate the potential adverse drainage impacts generated by the Development after planning approval has been granted from the Board. The Applicant will proceed to implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

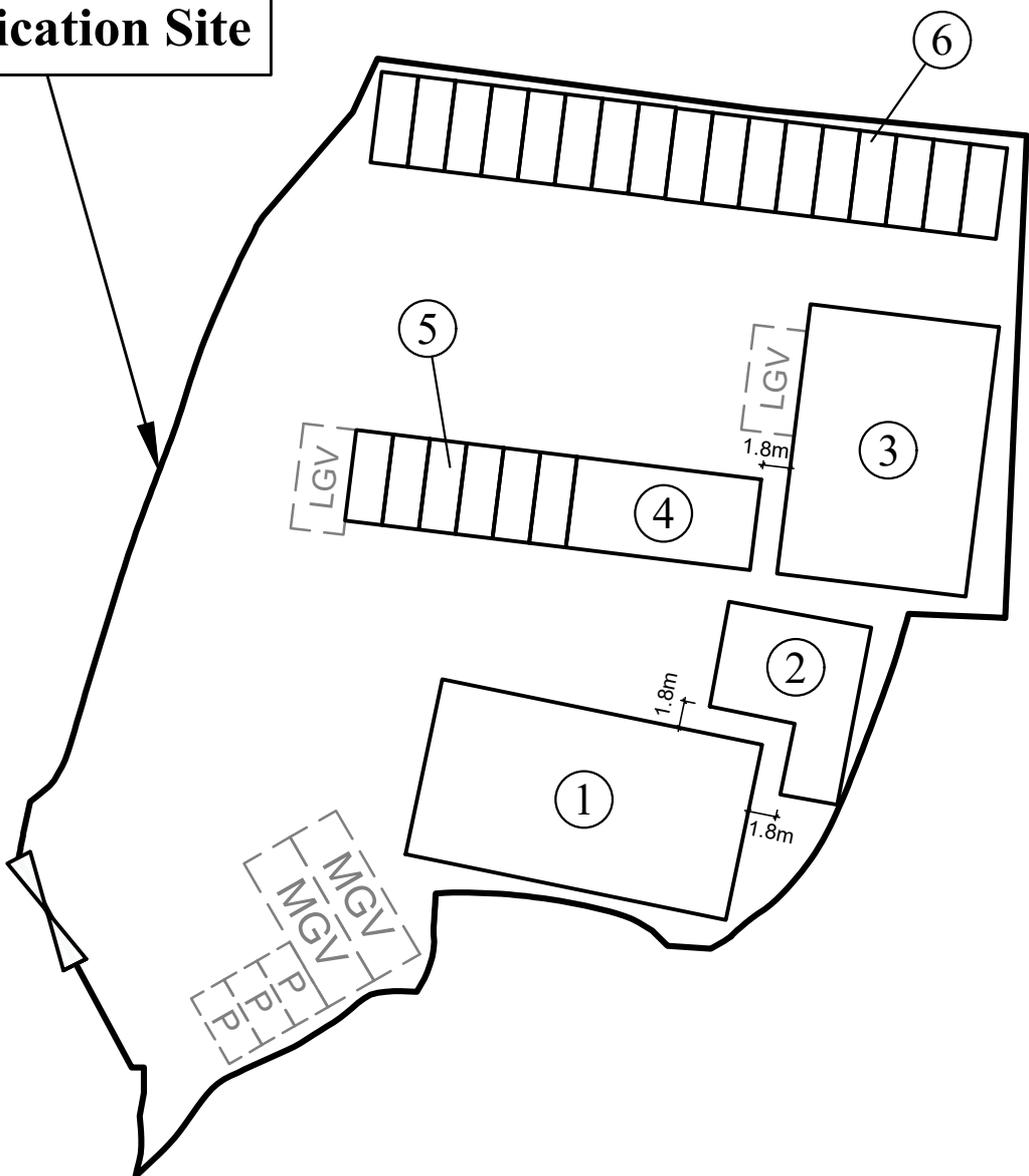
Fire Safety

24. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

- End -



Application Site



Legend

 Parking space for medium goods vehicle (11m (L) x 3.5m (W))

 Parking space for light goods vehicle (7m (L) x 3.5m (W))

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

 Vehicular Ingress / Egress

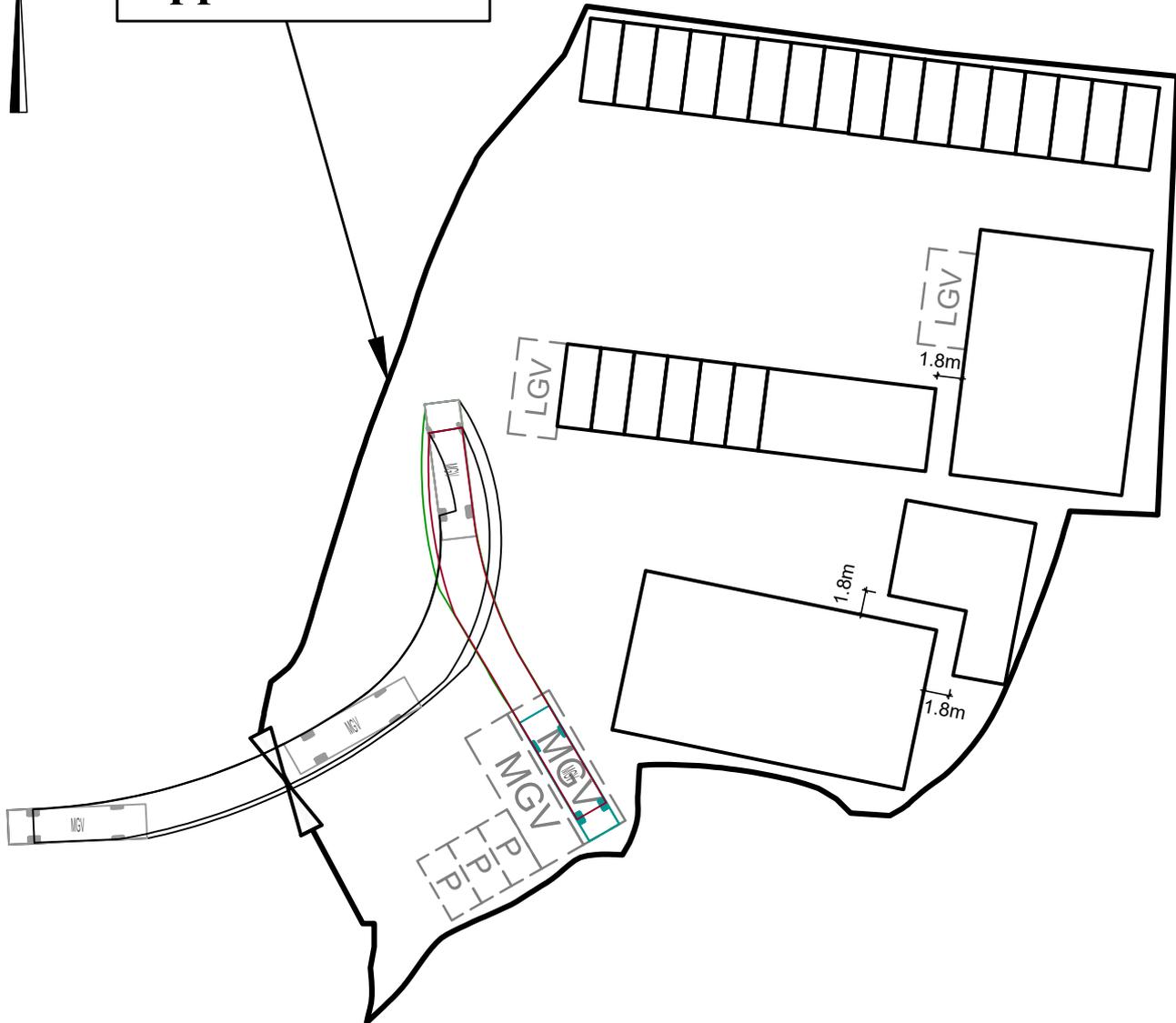
Site Area (about): 3,058m²

No.	Structure / Use	Covered Area	Floor Area	Height	Storeys
1	Shop (Hardware Groceries and Construction Materials)	255m ²	255m ²	9m	1
2	Meter Room	86m ²	86m ²	6m	1
3	Reception with Ancillary Office	225m ²	225m ²	6m	1
4	Container converted Shop (Hardware Groceries and Construction Materials)	75m ²	150m ²	6m	2
5	12 (6x2) Nos. of 20 ft. Container Storage	90m ²	180m ²	6m	2
6	34 (17x2) Nos. of 20 ft. Container Storage	255m ²	510m ²	6m	2
Total:		<u>986m²</u>	<u>1,406m²</u>		

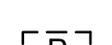
1:500	Layout Plan	Goldrich Planners & Surveyors Ltd.
February 2026	Lots 1677 RP, 1678(part), 1679(part) and 1692 in D.D. 119	Plan 3a (P 25086)



Application Site



Legend

-  **Parking space for medium goods vehicle**
(11m (L) x 3.5m (W))
-  **Parking space for light goods vehicle**
(7m (L) x 3.5m (W))
-  **Parking space for private cars**
(5m (L) x 2.5m (W))
-  **Vehicular Ingress / Egress**
-  **Medium goods vehicle**
(11m (L) x 2.5m (W))

1:500
February 2026

Swept Path Analysis
Lots 1677 RP, 1678(part), 1679(part) and 1692 in D.D. 119

Goldrich Planners & Surveyors Ltd.
Plan 4a (P 25086)