

**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-TT/767

16 April 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

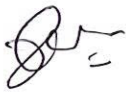
Dear Sir,

**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.

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



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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 DEVB**

Contact person: Mr. Edwin LEE (Tel.: 3915 4253)

<b>I.</b>	<b>Comments</b>	<b>Responses</b>
1.	<p>The applicant is requested to provide the following information:</p> <p>(i) the name of company / operation for the current applicant and in the affected lots in YLS NDA; and</p>	<p>The company for the operation of the current application site and the affected premises is the same, which is “Tie Long Construction Engineering Co.”.</p>
	<p>(ii) whether site search is conducted to find suitable relocation sites. Please elaborate.</p>	<p>The applicant has conducted a site search to find suitable relocation site. Please refer to Annex I for details.</p>
2.	<p>The applicant is requested to provide additional justification for acquiring a larger site for their operations.</p>	<p>As compared with the original site (i.e. site area of about 2,723m<sup>2</sup>), the site area under the current application is larger than the original site (about +335m<sup>2</sup> / +12%). This is because the applicant would like a larger site in order to support their operational needs with more storage space for storing different goods for the proposed shop.</p>

- END -

### Site Search Process

The Applicant has conducted site search process to identify suitable relocation site for their affected business on Lot Nos. 1655 S.C, 1655 S.D, 1655 S.E, 1655 RP and 1677 (Part) in D.D. 119, Yuen Long, New Territories due to land resumption for the Second Phase Development of the Yuen Long South Development project.

Two alternative sites have been reviewed and were found to be unsuitable, such as the planning intention, land use incompatibility, environmental concern etc. The details of the alternative sites for relocation of the affected business are shown as follows:

#### **Alternative Site 1: Lots 83 S.A and 83 RP in D.D. 119**

The site is zoned “Green Belt” on to the Approved Tong Yan San Tsuen Outline Zoning Plan (“OZP”) No. S/YL-TYST/14, which the proposed development may not be compatible with the surrounding environment. It is situated in an area covered by tree groups and vegetation. There might be concern on the environment as extensive tree felling would be involved. As such, this site is considered unsuitable for relocation of the affected business.

#### **Alternative Site 2: Lot 1945 S.B RP in D.D. 129**

The site is zoned “Coastal Protection Area” (“CPA”) on to the Approved Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/11. According to the OZP, the planning intention of the “CPA” zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. Only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted. The proposed development is not in line with the planning intention of the “CPA” zone. As such, this site is considered unsuitable for relocation of the affected business.

The Site under the current application is considered most suitable for relocation as it is located in close proximity to the affected premises and it is currently a piece of vacant land, no tree felling is required. The Site is also considered not incompatible with the surrounding land uses intermixed with agricultural land, shop and services and residential structures.