



盈卓規劃有限公司

Our Ref. : DD104 Lot 3577 RP  
Your Ref. : TPB/A/YL-NSW/365

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

**By Email**

22 April 2026

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Shop and Services and Associated Filling of Land  
for a Period of 3 Years in "Village Type Development" Zone,  
Lot 3577 RP in D.D. 104, Nam Sang Wai, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-NSW/365)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**

A handwritten signature in blue ink is written over a circular blue stamp. The stamp contains the text 'R-riches Planning Limited' and '盈卓規劃有限公司' in Chinese characters.

**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Ajyum CHAN  
(Attn.: Mr. Travis KWOK

email: adchan@pland.gov.hk )  
email: ttkkwok@pland.gov.hk )



**Responses-to-Comments**

**Proposed Temporary Shop and Services and Associated Filling of Land  
for a Period of 3 Years in “Village Type Development” Zone,  
Lot 3577 RP in D.D. 104, Nam Sang Wai, Yuen Long, New Territories**

**(Application No. A/YL-NSW/365)**

(i) The application site (the Site) is accessible from Kam Pok Road East via a local access (**Plan 1**).

(ii) A RtoC Table:

Departmental Comments		Applicant’s Responses
<b>1. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. LEUNG Chi Kong, Donald; Tel: 2399 2778)</b>		
(a)	The applicant please justify the sufficiency of car parking spaces in the application and advise how the trip generation/attraction under Table 4 is estimated/referenced;	As the Site is in close vicinity to the public transport services, visitors are required to access the Site by using public transport and then walk to the Site. The private car parking space is reserved for staff use only. In view of the nature and scale of the proposed development, it is estimated that not more than 1 vehicular trip would be generated and attracted by the Site during AM and PM peak hours, hence, adverse traffic impact should not be anticipated to the surrounding road network.
(b)	As the subject site could only allow 1 private car to enter the site at one time, please propose and implement measures to ensure no vehicle would queue back to public road during the planning approval period;	No gate is proposed at the Site’s ingress/egress to facilitate smooth entry of vehicles onto the Site. Staff will be deployed at the ingress/egress of the Site to direct vehicles entering and exiting the Site to ensure that queuing of vehicle would not be carried out at any time during the planning approval period.
(c)	As the ingress/egress point is close to the existing signalized junction, no taxi / private car pick-up/ drop off activities should be carried out outside the site entrance. Please advise the location for PC/taxi pick-up/ drop off in the application;	As the Site is in close vicinity to the public transport services, visitors are required to access the Site by using public transport and then walk to the Site. The nearest bus stop (i.e. Route No. 76K ) is located approximately 30m northeast of the Site with frequent bus services. No taxi / private car pick-up/ drop off

		activities will be carried out outside the site entrance.
(d)	Given the ingress/egress point is close to the existing signalized junction, left-in / left-out arrangement should be adopted for vehicles entering / leaving the site. Please confirm left-in / left-out arrangement would be adopted in the subject site and update the drawing Plan 1;	Please be confirmed that left-in / left-out arrangement will be adopted for vehicles entering /leaving the Site ( <b>Plans 1 and 2</b> ).
(e)	Please advise the goods delivery arrangement of the site; and	As no loading/unloading space is provided for the proposed development, goods delivery by vehicles will not be carried out at the Site.
(f)	The subject site is connected to public road network via a section of local access which is not managed by Transport Department. The land status of the local access should be clarified with Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.	Noted.

**LOCATION OF THE APPLICATION SITE**

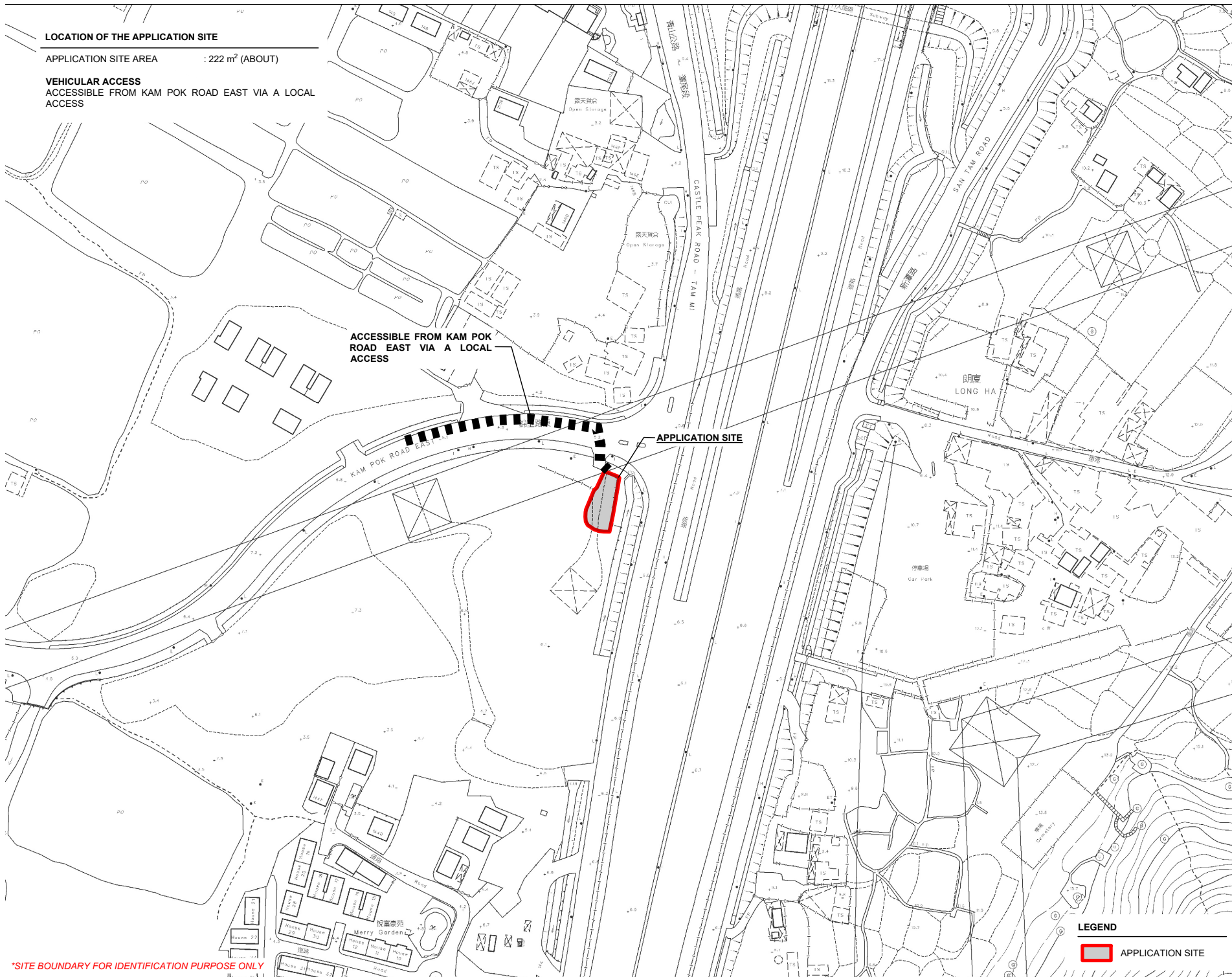
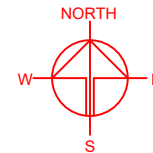
APPLICATION SITE AREA : 222 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM KAM POK ROAD EAST VIA A LOCAL ACCESS

ACCESSIBLE FROM KAM POK ROAD EAST VIA A LOCAL ACCESS

APPLICATION SITE



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOTS 3577 RP IN D.D. 104, NAM SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 2000 @ A4

DRAWN BY  
LT 03.02.2026

REVISED BY  
DATE

APPROVED BY  
DATE

DWG. TITLE  
LOCATION PLAN

DWG NO.  
PLAN 1

VER.  
001

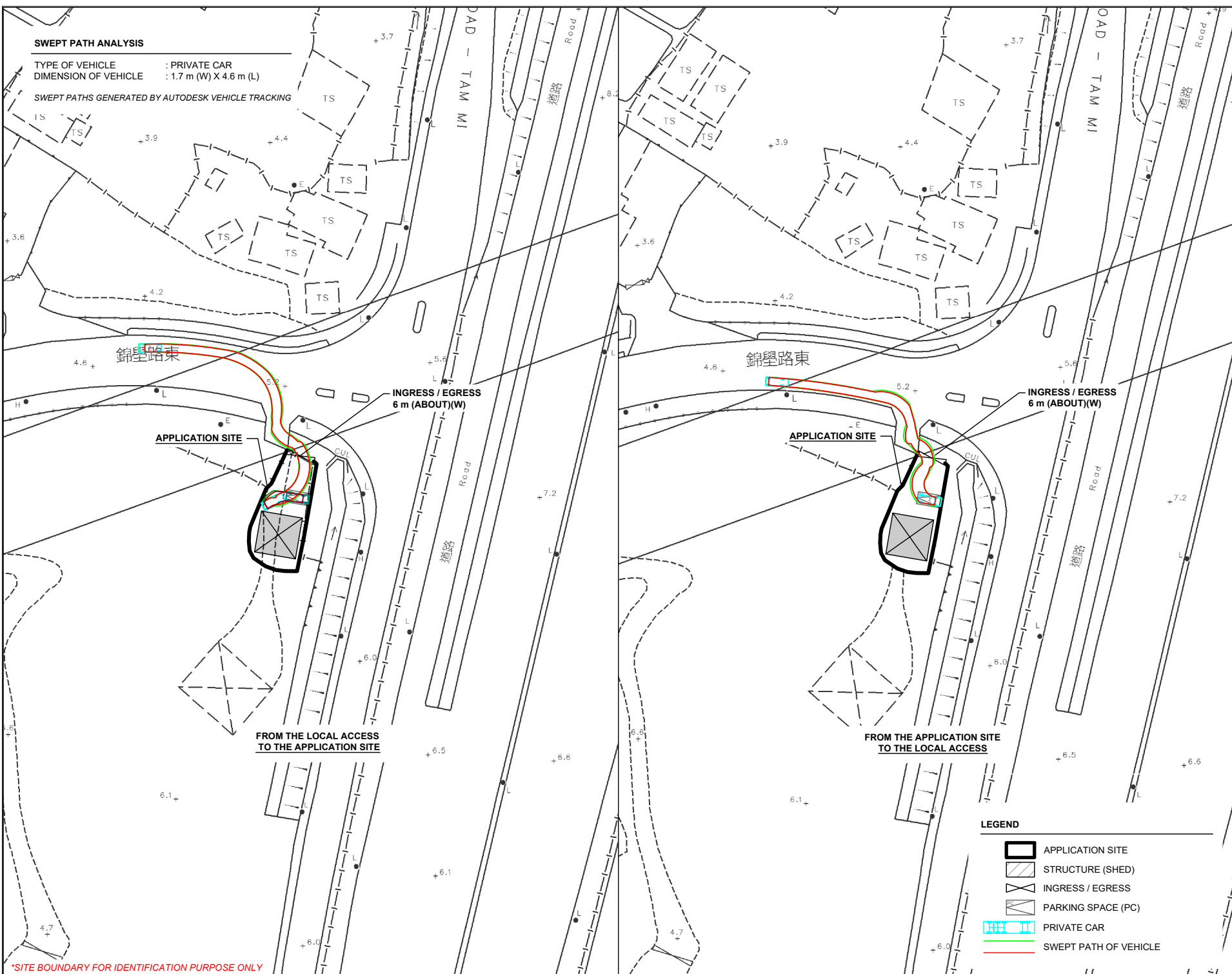
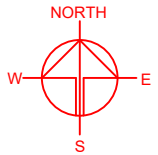
**LEGEND**

 APPLICATION SITE

**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : PRIVATE CAR  
 DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



APPLICATION SITE

INGRESS / EGRESS  
6 m (ABOUT)(W)

FROM THE LOCAL ACCESS  
TO THE APPLICATION SITE

APPLICATION SITE

INGRESS / EGRESS  
6 m (ABOUT)(W)

FROM THE APPLICATION SITE  
TO THE LOCAL ACCESS

**LEGEND**

- APPLICATION SITE
- STRUCTURE (SHED)
- INGRESS / EGRESS
- PARKING SPACE (PC)
- PRIVATE CAR
- SWEEP PATH OF VEHICLE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOTS 3577 RP IN D.D. 104, NAM SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 1000 @ A4

DRAWN BY LT	DATE 08.04.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
SWEPT PATH ANALYSIS

DWG NO. <b>PLAN 2</b>	VER. 001
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