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Your Ref.: A/YL-PS/777

Our Ref.: P26005/TL26180

12 May 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 (Motor-vehicle Showroom) and Associated
Filling of Land for a Period of 5 Years in "Recreation" Zone,
Various Lots in D.D. 126, Ping Shan, Yuen Long
(Application No. A/YL-PS/777)**

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

We would also like to submit a replacement page of the Planning Statement (Appendix I) and provide an updated plan showing filling of land with the area of the platforms (Plan 5) for your consideration. No further land filling would be carried out. The current application serves to regularize the existing filling of land on site.

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



Francis LAU

Encl.

c.c.

DPO/TM&YLW, PlanD (Attn.: Ms. Emily WONG)

Further Information for Planning Application No. A/YL-PS/777**Response-to-Comments****Comments from Lands Department**

Contact person: Mr. WONG Yu Chun (Tel.: 2443 3474)

I.	Comments	Responses														
1.	<p>The application site comprises Old Schedule Agricultural Lots (OSALs) are held under the Block Government Lease which contains the restriction that no structure(s) are allowed to be erected without the prior approval of the Government.</p> <p>The lots within the application site are covered by Short Term Waiver (STWs) are listed below:</p> <table border="1" data-bbox="204 869 970 1357"> <thead> <tr> <th><u>Lot Nos. in</u> <u>D.D. 126</u></th> <th><u>STW Nos.</u></th> <th><u>Purposes</u></th> </tr> </thead> <tbody> <tr> <td>73</td> <td>4948</td> <td rowspan="5">Temporary Place of Recreation (Barbecue Spot)</td> </tr> <tr> <td>74</td> <td>4949</td> </tr> <tr> <td>62 S.C RP</td> <td>4950</td> </tr> <tr> <td>62 S.A & 62 SB ss.2 RP</td> <td>4952</td> </tr> <tr> <td>62 S.B ss.1 RP, 62 S.H RP & 72</td> <td>4953</td> </tr> </tbody> </table> <p>I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p>LandsD has reservation on the planning application since there are unauthorized structures on the Lot Nos. 62 S.D RP & 63 in D.D. 126 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify and/or apply for regularization the lease breaches as demanded by LandsD.</p> <p>If the planning application is approved, the lot owner(s) shall apply to this office for STW(s) to permit the structure(s) erected or to be erected within the subject lots, if any and apply for modification of STW conditions where appropriate. The application(s) for STW will be considered</p>	<u>Lot Nos. in</u> <u>D.D. 126</u>	<u>STW Nos.</u>	<u>Purposes</u>	73	4948	Temporary Place of Recreation (Barbecue Spot)	74	4949	62 S.C RP	4950	62 S.A & 62 SB ss.2 RP	4952	62 S.B ss.1 RP, 62 S.H RP & 72	4953	<p>The applicant will apply to the Lands Department for a Short Term Waiver after planning approval has been granted.</p>
<u>Lot Nos. in</u> <u>D.D. 126</u>	<u>STW Nos.</u>	<u>Purposes</u>														
73	4948	Temporary Place of Recreation (Barbecue Spot)														
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62 S.A & 62 SB ss.2 RP	4952															
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	<p>by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW(s), if approved, will be subject to such terms and conditions including the payment of waiver fee 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.</p>	
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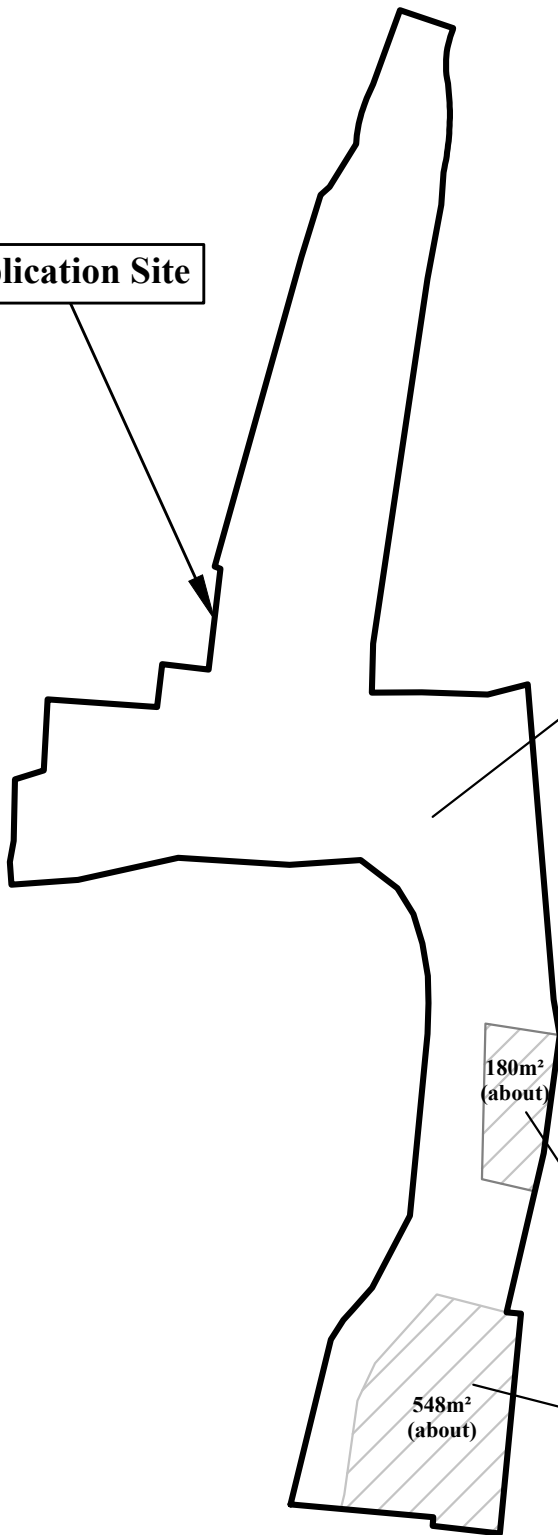
No.	Uses		Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Car showroom		58	58	5	1
2	Car showroom		284	284		
3	Car showroom		231	231		
4	Ancillary Office with Canopy		90	90		
5	5a	Car showroom	28	43		
	5b	Storeroom	15	- (under 5a)		
6	Car showroom		33	33		
7	Gurad room with canopy		150	150		
8	Car showroom		49	49		
9	Car showroom		33	33		
10	Car showroom		33	33		
11	11a	Car showroom	244	259		
	11b	Ancillary Office	15	- (under 11a)		
12	12a	Car showroom	236	281		
	12b	Ancillary Office	30	- (under 12a)		
	12c	Toilet	15	- (under 12a)		
13	13a	Car showroom	204	264		
	13b	Meeting Room	15	- (under 13a)		
	13c	Meeting Room	15	- (under 13a)		
	13d	Meeting Room	15	- (under 13a)		
	13e	Storeroom	15	- (under 13a)		
14	Open Shed		45	45		
15	Storeroom		30	30		
Total			<u>1,883</u>	<u>1,883</u>		
			Plot Ratio	Site Coverage		
			0.39	38.8%		

9. The proposed vehicle showroom provides a venue for displaying new and/or second-hand private cars for sale. 6 nos. of parking space for private cars and 1 no. of parking space for light goods vehicles (LGV) are provided respectively for the daily operation of the vehicle showroom. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).
10. Operation hours are from 9 a.m. to 7 p.m. daily, including Sundays and public holidays. Customers are required to make prior reservation before visiting the Site.
11. The majority of the Site has been paved with concrete of about 0.2 m in depth (from 4.1 mPD to 4.3 mPD) for the provision of solid ground for erection of structures and vehicle manoeuvring. There are two platforms within the Site, which have been paved with concrete of about 1.1 m in depth (from 4.1 mPD to 5.2 mPD) (**Plan 5**).



Application Site

This area of the site has been paved with concrete at a depth of about 0.2m (from 4.1 mPD to 4.3 mPD) to provide waterproof surface for erection of structure and vehicle maneuvering



There are 2 platforms within the site. They have been paved with concrete at a depth of about 1.1m (from 4.1 mPD to 5.2 mPD)

1:1000	Plan Showing Filling of Land	Goldrich Planners & Surveyors Ltd.
March 2026	Lots 62 S.A(part), 62 S.B ss1 RP(part), 62 S.B ss2 RP(part), 62 S.C RP(part), 62 S.D RP(part), 62 S.E ss2(part), 62 S.H RP(part), 63(part), 72(part), 73(part) and 74(part) in DD 126	Plan 5 (P 26005)