

**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTS/1101

Our Ref.: P22068A/TL26156

24 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)**

**Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years in “Residential (Group D)” Zone, Lots 670 (Part), 671 (Part), 673 (Part), 674, 675, 676, 677 (Part), 679 (Part) and 680(Part) in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories (Application No. A/YL-KTS/1101)**

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 P22068A/TL26153 dated 23.4.2026.

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

1. Pages 12 & 19 of Form S16-I;
2. Pages 2 & 4 of Planning Statement (Appendix I); and
3. Layout Plan (Plan 3a) and Swept Path Analysis (Plan 4.1).

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



Francis LAU

Encl.

c.c.

DPO/FS&YLE, PlanD (Attn.: [REDACTED])

**Further Information for Planning Application No. A/YL-KTS/1101****Response-to-Comments****Comments from Commissioner for Transport**

Contact person: Mr. Phil CAI (Tel.: 2399 2421)

<b>I.</b>	<b>Comments</b>	<b>Responses</b>
1.	Please provide swept path to / from Tung Wui Road, and along the local access for MGV.	We would like to clarify that LGV instead of MGV will be adopted for the daily operation of the Proposed Development. Please refer to Plan 4.2 for the swept path to / from Tung Wui Road, and along the local access for LGV.

**Comments from Environmental Protection Department**

Contact person: Mr. Kelvin WONG (Tel.: 2835 1117)

<b>II.</b>	<b>Comments</b>	<b>Responses</b>
1.	Based on the applicant's submission, the proposed use would not involve dusty operation but it would cause traffic of heavy vehicles (i.e. medium goods vehicles). According to our review, there are residential structures within 100m from the boundary of the Site. As such, according to the revised 'CoP', it is anticipated that the proposed use would cause environmental nuisance to the residential structures nearby. Therefore, we do not support the application from environmental planning perspective.	Light goods vehicles instead of medium goods vehicles will be adopted for the daily operation of the Proposed Development. Please refer to the revised Layout Plan (Plan 3a) for details.

**Comments from Drainage Services Department**

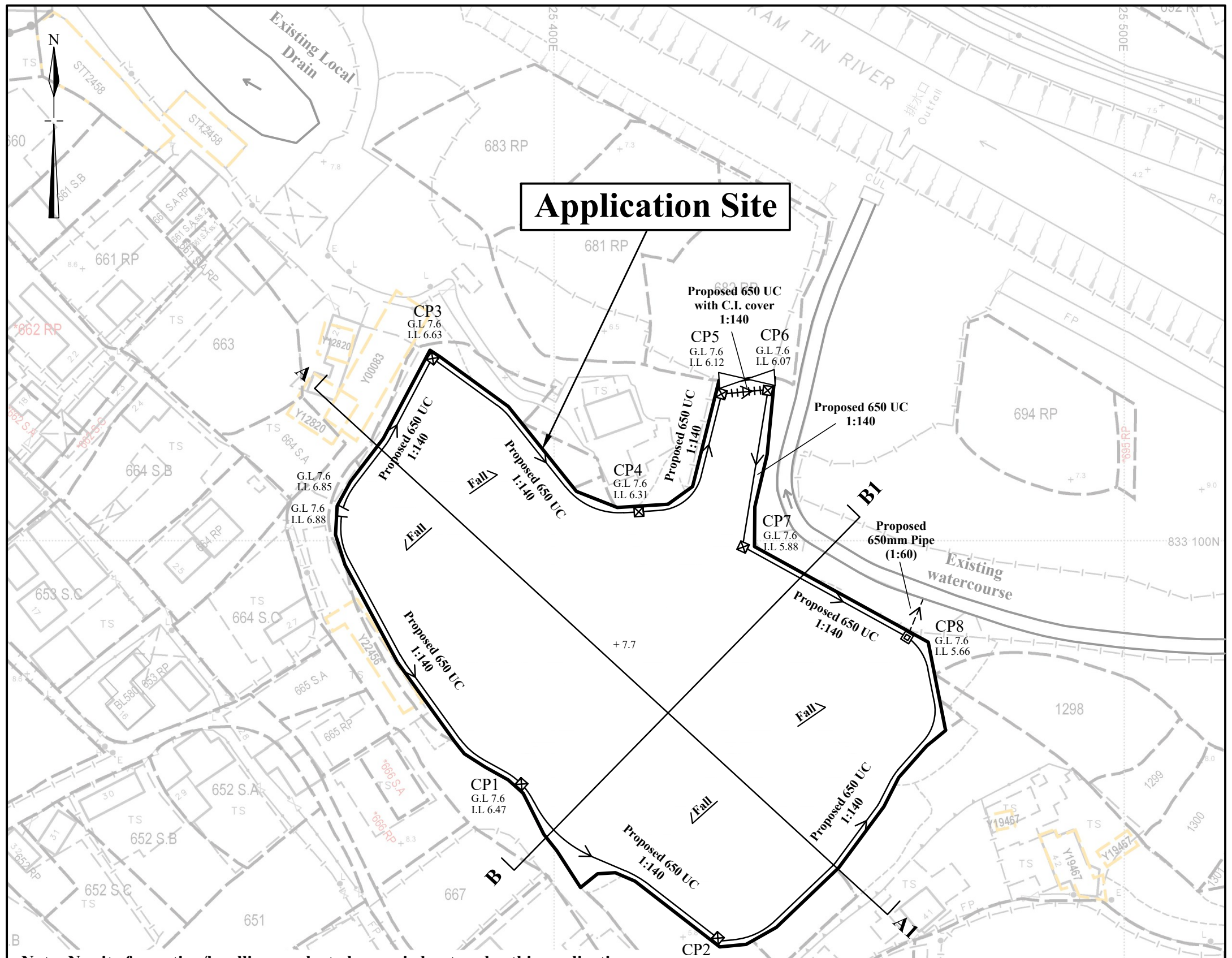
Contact person: Mr. Jeff TSE (Tel.: 3965 8921)

<b>III.</b>	<b>Comments</b>	<b>Responses</b>
1.	The proposed connection details at both discharge points with L-shape downpipe as shown on drainage plan (Plan 5.1a) is not typical arrangement. Please review the details of the proposed discharge connection accordingly.	The details of the proposed discharge connection are reviewed. Please refer to Plan 5.1a.

2.	Referring to the connection details in Plan 5.1a, the ground level at the bank of the existing DSD's channel at both sides should be similar. In this regard, the proposed invert level at both discharge points will be higher than the existing ground level, please review.	The proposed invert level at the discharge points is reviewed. Please refer to Plan 5.1a.
3.	In general, only one terminal manhole/last catchpit with sand trap will be provided for each development. Please review.	The number of last catchpits for the development is revised to one last catchpit only. Please refer to Plan 5.1a.
4.	Please be reminded that the proposed peripheral surface channel and the last catchpit with sand trap should be located as close as the site boundary.	Noted.
5.	According to R-to-C, it is noted that no site formation/levelling works to be carried out under this application. Please state the above on the drainage plan (Plan 5.1a) for record.	Noted. Please refer to Plan 5.1a.
6.	To improve the drainage performance, please consider increasing the size of the proposed 400mm discharge pipes and peripheral surface channels accordingly.	The discharge pipe after the last catchpit will be upgrade to 650mm pipe. Please refer to Plan 5.1a.
7.	The applicant should submit form HBP1 to this Division for application of technical audit for any proposed connection to DSD's drainage facilities.	Noted.
8.	The development should neither obstruct overland flow and nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
9.	The applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required, outside the application site(s).	Noted.

- END -



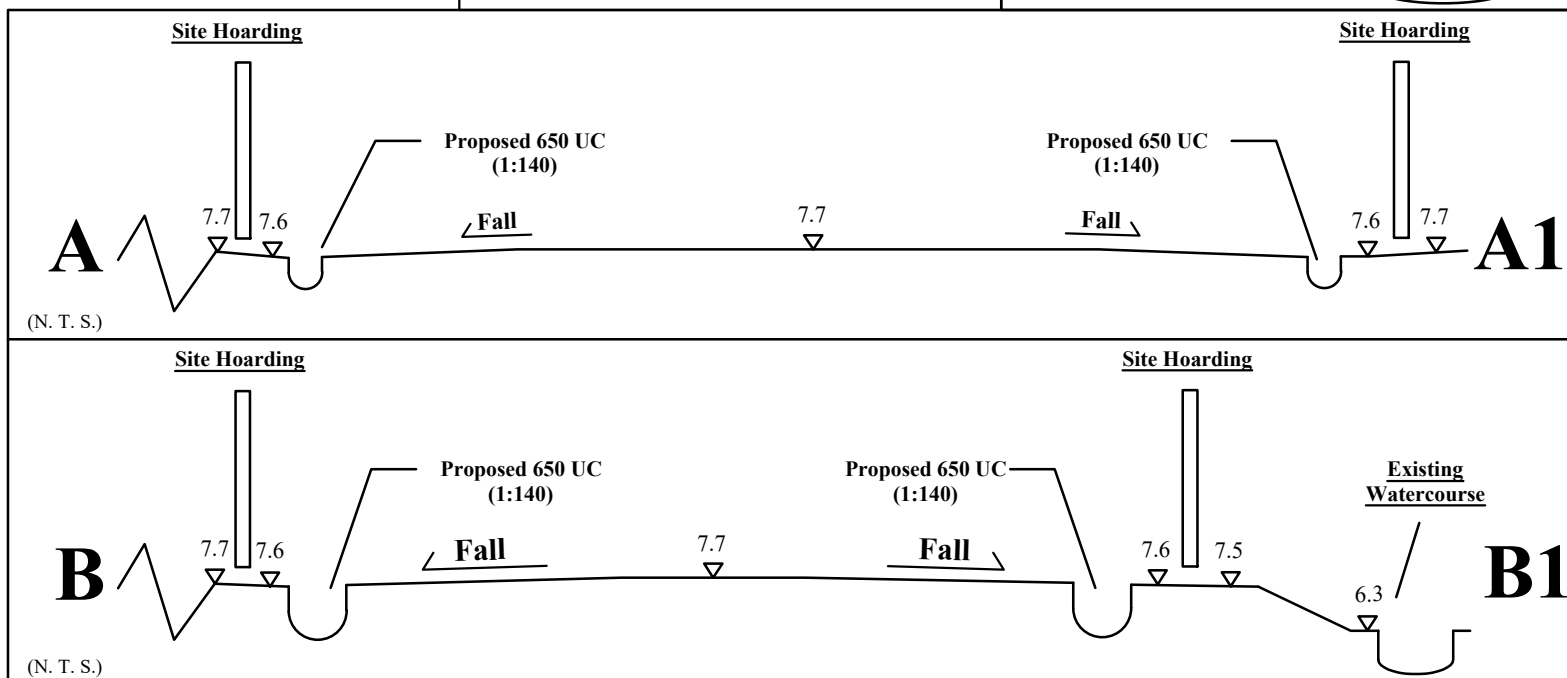
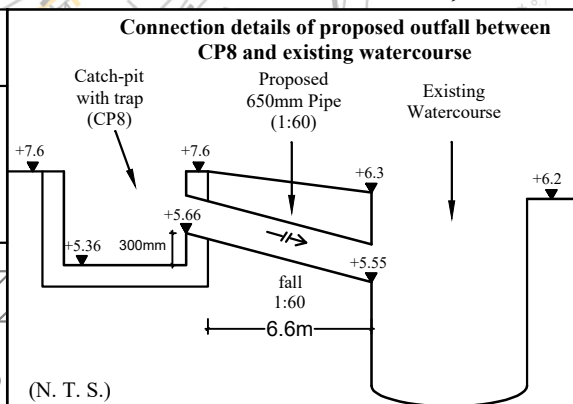
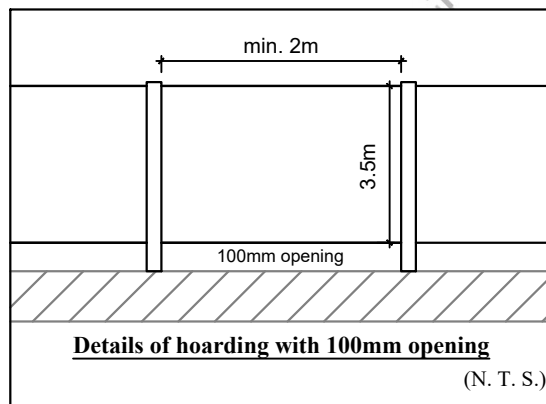


**Note:** No site formation/levelling works to be carried out under this application. Thus, the existing ground levels is equal to the proposed ground levels.

**Site Area: 6,147m<sup>2</sup>**

**Legend:**

- Vehicular Ingress/ Egress
- Catch-pit
- Catch-pit with trap
- U-Channel
- U-Channel with C.I. cover
- Pipe



1:750 (A3)

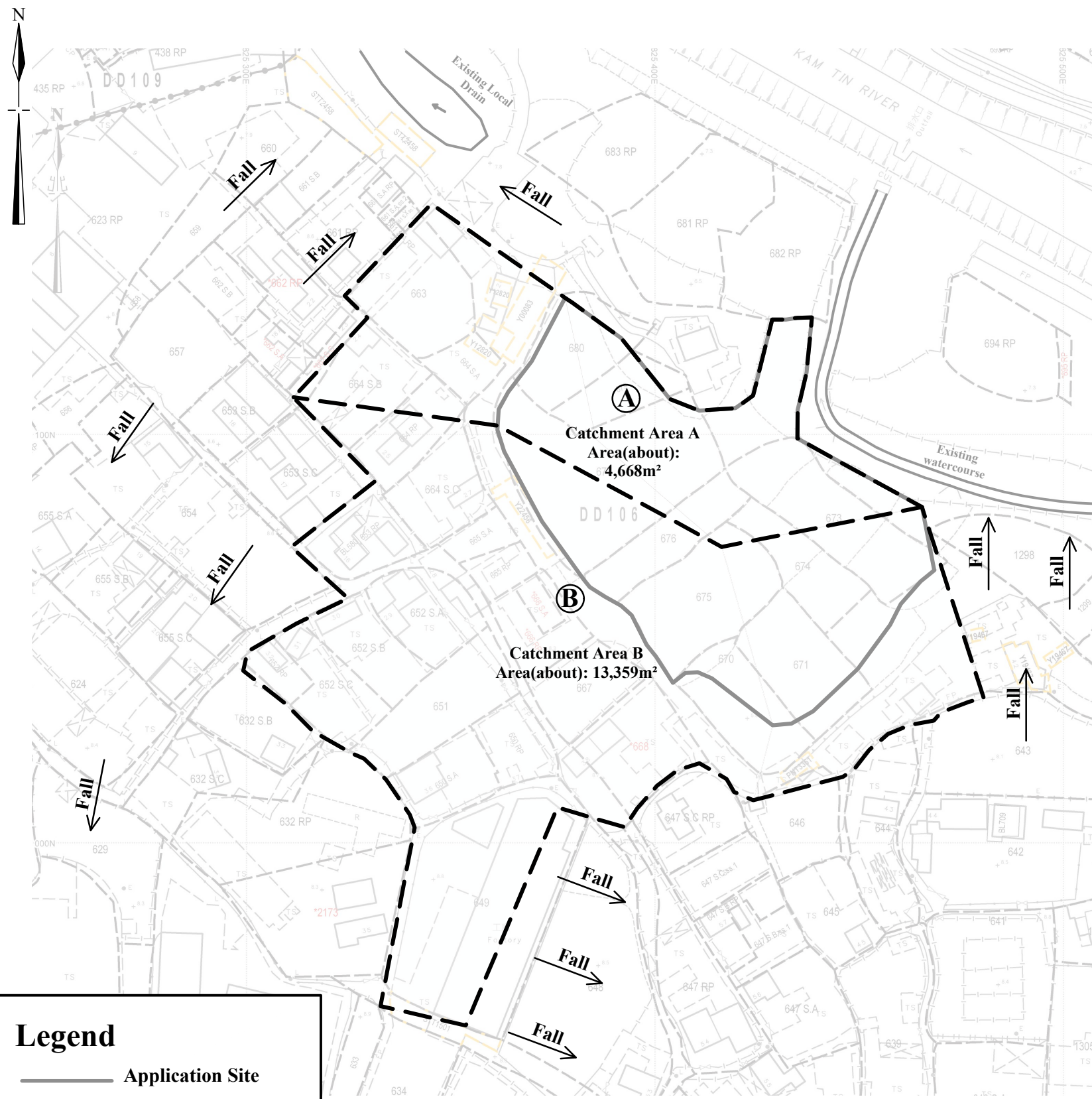
March 2026

**Drainage Proposal**

Lots 670(part), 671(part), 673(part), 674, 675, 676, 677(part), 679(part) and 680(part) in DD.106 and adjoining Government Land

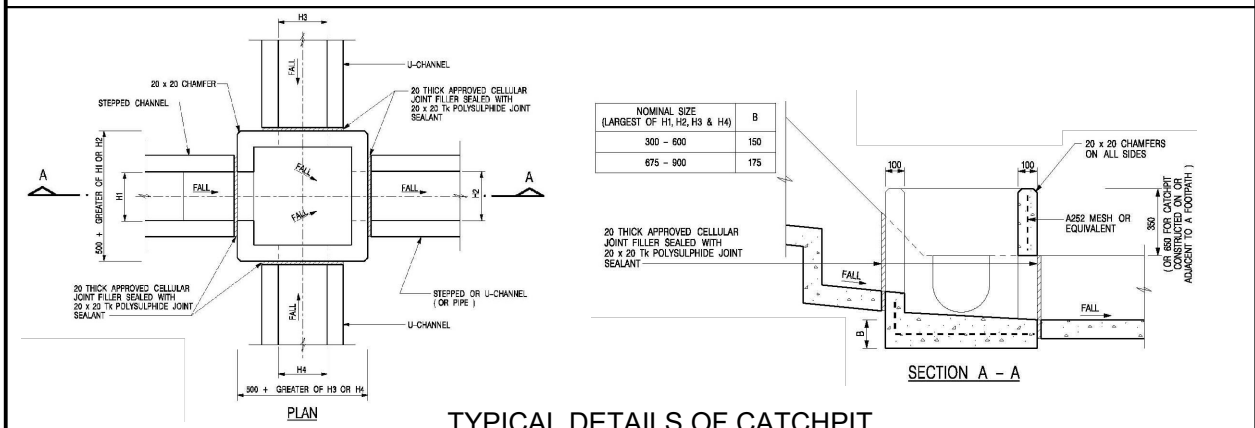
Goldrich Planners & Surveyors Ltd.

Plan 5.1a  
( P 22068A )

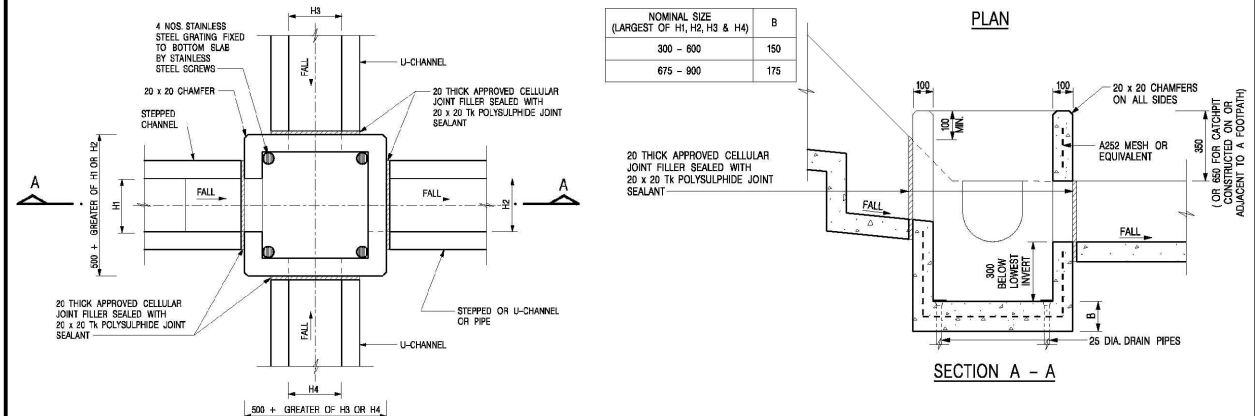


**Legend**  
 — Application Site  
 - - - Catchment Boundary

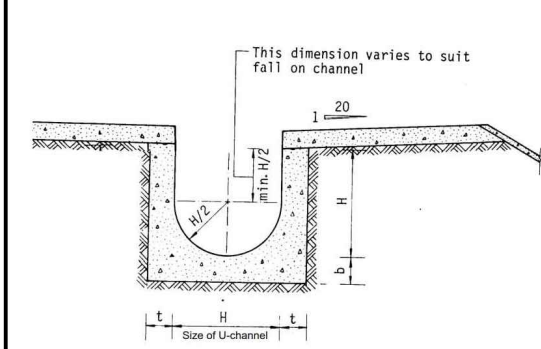
**AREA OF CATCHMENT**  
(N.T.S)



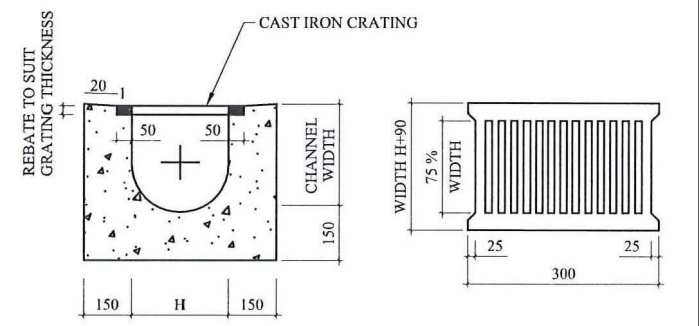
**TYPICAL DETAILS OF CATCHPIT**  
(REFER TO CEDD'S STANDARD DWG. C2405/1)



**DETAILS OF CATCHPIT WITH TRAP**  
(REFER TO CEDD'S STANDARD DWG. C2406/1)



**TYPICAL DETAILS OF U-CHANNEL**  
(Refer to DSD's technical note to prepare a drainage submission)



**TYPICAL SECTION OF U-CHANNEL WITH COVER**  
(N.T.S.)

**CAST IRON CRATING (HEAVY DUTY)**

N.T.S

February 2026

# Drainage Proposal

Lots 670(part), 671(part), 673(part), 674, 675, 676, 677(part), 679(part) and 680(part) in DD.106 and adjoining Government Land

Goldrich Planners & Surveyors Ltd.

Plan 5.2a  
( P 22068A )

1 For Catchment Area A

Area, A = 4668 m<sup>2</sup>  
 Average slope, H = 0.1 m per 100m  
 Distance on the line of natural flow, L = 21 m

Time of concentration,  $t_c = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (21) / (0.1^{0.2} \times 4668^{0.1})$   
 = 2.1 min

SDM 7.5.2 (d)

2 For Proposed UC in Catchment Area A

	From	To
Ground level (mPD)	7.60	7.60
Invert level (mPD)	6.85	5.66

Width of u-channel, w = 650 mm  
 Length of u-channel, L<sub>c</sub> = 166.1 m  
 Depth of vertical part of u-channel, d = 1615 mm  
 Gradient of u-channel, S<sub>f</sub> = (6.85-5.66)/166.1 = 0.00716

Cross-Section Area, a =  $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 325^2 + 650 \times 1615$   
 = 1.216 m<sup>2</sup>  
 Wetted Perimeter, p =  $\pi r + 2 d = 3.14 \times 325 + 2 \times 1615$   
 = 4.251 m  
 Hydraulic radius, R = a / p  
 = 0.286 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-  
 Allowable velocity, v =  $R^{1/6} \times (RS_f)^{1/2} / n = (0.286)^{1/6} \times (0.286 \times 0.007)^{1/2} / 0.016$   
 = 2.30 m/s  
 Time of flow, t<sub>f</sub> = 1.2 min

SDM Table 13  
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i =  $a / (t_c + t_f + b)^c$   
 =  $505.5 / (2.1 + 1.2 + 3.29)^{0.355}$  for return period T = 50 years  
 = 259

SDM 4.3.2  
 Corrigendum 1/2024  
 SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m <sup>2</sup> )	C x A
Flat Glassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	4668.0	4434.6
SUM =			4434.6

SDM 7.5.2 (b)

Upstream flow, Q<sub>u</sub> = 0 m<sup>3</sup>/s

Design flow, Q<sub>d</sub> =  $1.16 \times 0.278i \sum C_i A_i + Q_u$  where A<sub>i</sub> is in km<sup>2</sup>  
 =  $1.16 \times 0.278 \times 259 \times 4434.6 / 1000000 + 0$   
 = 0.371 m<sup>3</sup>/s

SDM 7.5.2 (a)  
 Corrigendum 1/2022

Allowable flow, Q<sub>a</sub> = a x v  
 = 1.216 x 2.3  
 = 2.791 m<sup>3</sup>/s

> Q<sub>d</sub> (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

**Hydraulic Calculation**

Goldrich Planners &  
 Surveyors Ltd.

April 2026

Lots 670 (Part), 671 (Part), 673 (Part), 674, 675, 676, 677 (Part), 679 (Part)  
 and 680 (Part) in D.D. 106 and Adjoining Government Land,  
 Yuen Long, New Territories

Page 1  
 (P22068A)

1 For Catchment Area B

Area, A = 13359 m<sup>2</sup>  
 Average slope, H = 1 m per 100m  
 Distance on the line of natural flow, L = 103 m

Time of concentration,  $t_c = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (103) / (1^{0.2} \times 13359^{0.1})$   
 = 5.8 min

SDM 7.5.2 (d)

2 For Proposed UC in Catchment Area B

	From	To
Ground level (mPD)	7.60	7.60
Invert level (mPD)	6.88	5.66

Width of u-channel, w = 650 mm  
 Length of u-channel,  $L_c = 170.4$  m  
 Depth of vertical part of u-channel, d = 1615 mm  
 Gradient of u-channel,  $S_f = (6.88 - 5.66) / 170.4 = 0.00716$

Cross-Section Area, a =  $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 325^2 + 650 \times 1615$   
 = 1.216 m<sup>2</sup>  
 Wetted Perimeter, p =  $\pi r + 2 d = 3.14 \times 325 + 2 \times 1615$   
 = 4.251 m  
 Hydraulic radius, R = a / p  
 = 0.286 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-  
 Allowable velocity, v =  $R^{1/6} \times (RS_f)^{1/2} / n = (0.286)^{1/6} \times (0.286 \times 0.007)^{1/2} / 0.016$   
 = 2.30 m/s  
 Time of flow,  $t_f = 1.2$  min

SDM Table 13  
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i =  $a / (t_c + t_f + b)^c$   
 =  $505.5 / (5.8 + 1.2 + 3.29)^{0.355}$  for return period T = 50 years  
 = 221

SDM 4.3.2  
 Corrigendum 1/2024  
 SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m <sup>2</sup> )	C x A
Flat Glassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	13359.0	12691.1
SUM =			12691.1

SDM 7.5.2 (b)

Upstream flow,  $Q_u = 0$  m<sup>3</sup>/s

Design flow,  $Q_d = 1.16 \times 0.278 i \sum C_i A_i + Q_u$  where  $A_i$  is in km<sup>2</sup>  
 =  $1.16 \times 0.278 \times 221 \times 12691.05 / 1000000 + 0$   
 = 0.904 m<sup>3</sup>/s

SDM 7.5.2 (a)  
 Corrigendum 1/2022

Allowable flow,  $Q_a = a \times v$   
 =  $1.216 \times 2.3$   
 = 2.791 m<sup>3</sup>/s

>  $Q_d$  (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

**Hydraulic Calculation**

Goldrich Planners &  
 Surveyors Ltd.

April 2026

Lots 670 (Part), 671 (Part), 673 (Part), 674, 675, 676, 677 (Part), 679 (Part)  
 and 680 (Part) in D.D. 106 and Adjoining Government Land,  
 Yuen Long, New Territories

Page 2  
 (P22068A)

**1 For Connection between CP8 to Existing Watercourse**

Area, A = 0 m<sup>2</sup>  
 Average slope, H = 0.1 m per 100m  
 Distance on the line of natural flow, L = 0 m

Time of concentration, t<sub>0</sub> = 0.14465L / (H<sup>0.2</sup>A<sup>0.1</sup>) = 0.14465 (0) / (0.1<sup>0.2</sup> × 0<sup>0.1</sup>)  
 = 0.0 min

Ref.  
  
  
  
SDM 7.5.2 (d)

**2 For Pipe after CP8**

Size(Diameter) w = 650 mm  
 Length of Pipe = 6.6 m  
 Design the pipe to 9/10 full bore capacity, then  
 Area of ventilated portion = 0.1 of pipe area  
 $\frac{1}{2} r^2 \theta - \frac{1}{2} r^2 \sin(\theta) = 0.1 \pi r^2$   
 $\theta - \sin(\theta) = 0.2 \pi$   
 $\theta = 1.63 \text{ rad} = 93.4^\circ$  (By trial and error)

Area A = 0.9  $\pi r^2$   
 = 0.9 × 3.14 × 650<sup>2</sup>  
 = 1.194 m<sup>2</sup>

Wetted Perimeter P = 2  $\pi r - r \theta = 3025 \text{ mm}$   
 Hydraulic radius R = A/P = 394.8 mm

SDM 8.2.1

**3 Use Manning Equation for estimating velocity of stormwater**

Fall S = 1: 60  
 Take n = 0.016 for concrete lined channels:-  
 Allowable velocity, v = R<sup>1/6</sup> × (RS)<sup>1/2</sup> / n = (394.8)<sup>1/6</sup> × (394.8/60)<sup>1/2</sup> / 0.016  
 = 3.01 m/s  
 Time of flow, t<sub>f</sub> = 0.04 min

SDM Table 13  
 SDM Table 12

**4 Use "Rational Method" for calculation of design flow**

Design intensity, i = a / (t<sub>0</sub> + t<sub>f</sub> + b)<sup>c</sup>  
 = 505.5 / (0.0+0.04+3.29)<sup>0.355</sup> for return period T = 50 years  
 = 330

SDM 4.3.2  
 Corrigendum 1/2024  
 SDM Table 3a

Type of surface	Runoff Coefficient C	Catchment Area A (m <sup>2</sup> )	C x A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	0.0	0.0
Macadam Roadways	0.425	0.0	0.0
Wooded Areas	0.105	0.0	0.0
SUM =			0.0

SDM 7.5.2 (b)

Upstream flow, Q<sub>u</sub> = 1.275 m<sup>3</sup>/s

Design flow, Q<sub>d</sub> = 0.278i Σ C<sub>i</sub>A<sub>i</sub> + Q<sub>u</sub> where A<sub>i</sub> is in km<sup>2</sup>  
 = 1.16 × 0.278 × 330 × 0 / 1000000 + 1.275  
 = 1.275 m<sup>3</sup>/s

SDM 7.5.2 (a)  
 Corrigendum 1/2022

Allowable flow, Q<sub>a</sub> = a × v  
 = 0.3974 × 1.35  
 = 3.596 m<sup>3</sup>/s

> Q<sub>d</sub> (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

<b>8. Vehicular Access Arrangement of the Development Proposal</b> <b>擬議發展計劃的行車通道安排</b>		
Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  <u>Kam Sheung Rd via a track</u> .....
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces <span style="float: right;">3</span> 私家車車位 Motorcycle Parking Spaces <span style="float: right;">_____</span> 電單車車位 Light Goods Vehicle Parking Spaces <span style="float: right;">4</span> 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces <span style="float: right;">_____</span> 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces <span style="float: right;">_____</span> 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ <span style="float: right;">_____</span>
	No 否	<input type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces <span style="float: right;">_____</span> 的士車位 Coach Spaces <span style="float: right;">_____</span> 旅遊巴車位 Light Goods Vehicle Spaces <span style="float: right;">_____</span> 輕型貨車車位 Medium Goods Vehicle Spaces <span style="float: right;">_____</span> 中型貨車車位 Heavy Goods Vehicle Spaces <span style="float: right;">_____</span> 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ <span style="float: right;">_____</span>
	No 否	<input checked="" type="checkbox"/>

		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		22 %	<input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米	<input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米	<input type="checkbox"/> Not less than 不少於
(vii) 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		7 _____
	Private Car Parking Spaces 私家車車位		3 _____
	Motorcycle Parking Spaces 電單車車位		_____
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		4 _____
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		_____
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		_____
	Others (Please Specify) 其他 (請列明)		_____
	_____		_____
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		_____
	Taxi Spaces 的士車位		_____
	Coach Spaces 旅遊巴車位		_____
	Light Goods Vehicle Spaces 輕型貨車車位		_____
	Medium Goods Vehicle Spaces 中型貨車位		_____
	Heavy Goods Vehicle Spaces 重型貨車車位		_____
	Others (Please Specify) 其他 (請列明)		_____
	_____		_____

No.	Uses	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Shop (Hardware Groceries and Construction Materials)	225	225	5	1
2	Shop (Hardware Groceries and Construction Materials) with Reception and Ancillary Office	225	225		
3	Shop (Hardware Groceries and Construction Materials)	225	225		
4	Shop (Hardware Groceries and Construction Materials)	225	225		
5	Shop (Hardware Groceries and Construction Materials)	225	225		
6	Shop (Hardware Groceries and Construction Materials)	225	225		
<b>Total</b>		<b><u>1,350</u></b>	<b><u>1,350</u></b>		
		<b>Plot Ratio</b>	<b>Site Coverage</b>		
		0.22	22.0%		

9. 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 etc.
10. Operation hours are from 8:30 a.m. to 6:30 p.m. daily (including Sundays and Public Holidays).
11. The Site is accessible by vehicles from Kam Sheung Road via a local track. 3 nos. of parking space for private cars and 4 nos. of parking space for light goods vehicle (LGV) 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. No heavy goods or container vehicles are involved at the Site. Parking spaces will be reserved for customers who have given prior notification.
12. The Site is for retail purpose only. No car beauty, washing, repairing, dismantling or other workshop activities or open storage activities will be carried out at the Site.

### Similar Applications

13. There are 4 similar applications for shop and services use approved by the Rural and New Town Planning Committee (“the Committee”) within the “R(D)” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-KTS/864	Proposed Temporary Shop and Services for a Period of 3 Years	26.3.2021

<b>Total Trips</b>	<b><u>10</u></b>	<b><u>10</u></b>
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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 Kam Sheung Road via a local track. 3 nos. of parking space for private cars and 4 nos. of parking space for LGV 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. No heavy goods or container vehicles are involved at the Site. 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.

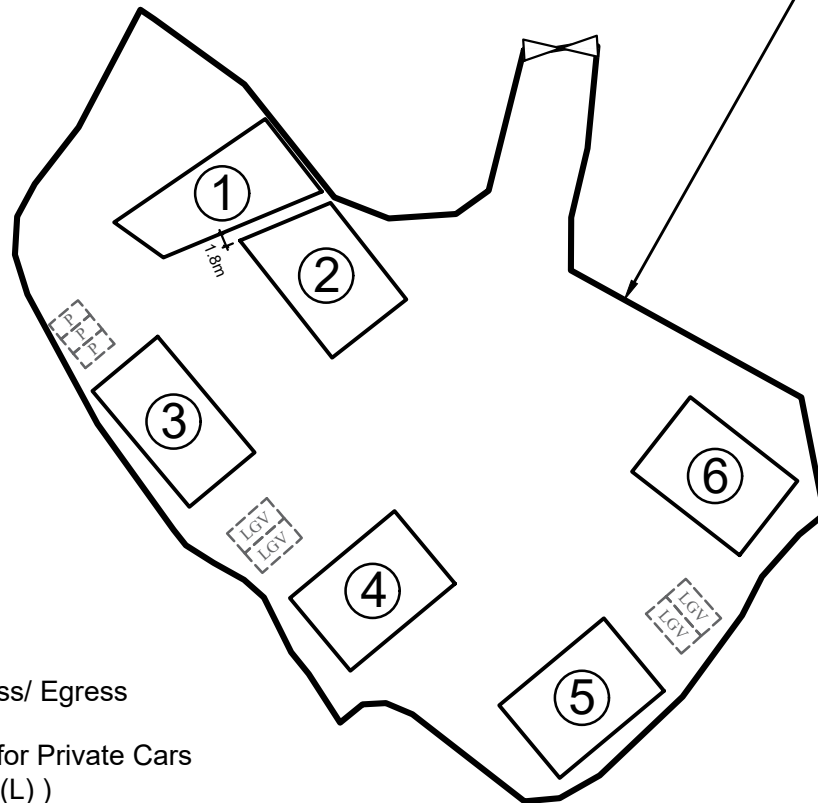
#### Fire Safety

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.

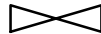


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**Application Site**



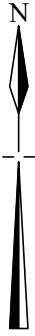
**Legend**

-  Vehicular Ingress/ Egress
-  Parking Space for Private Cars ( 2.5m(W) x 5m(L) )
-  Parking Space for Light Goods Vehicle ( 3.5m(W) x 7m(L) )

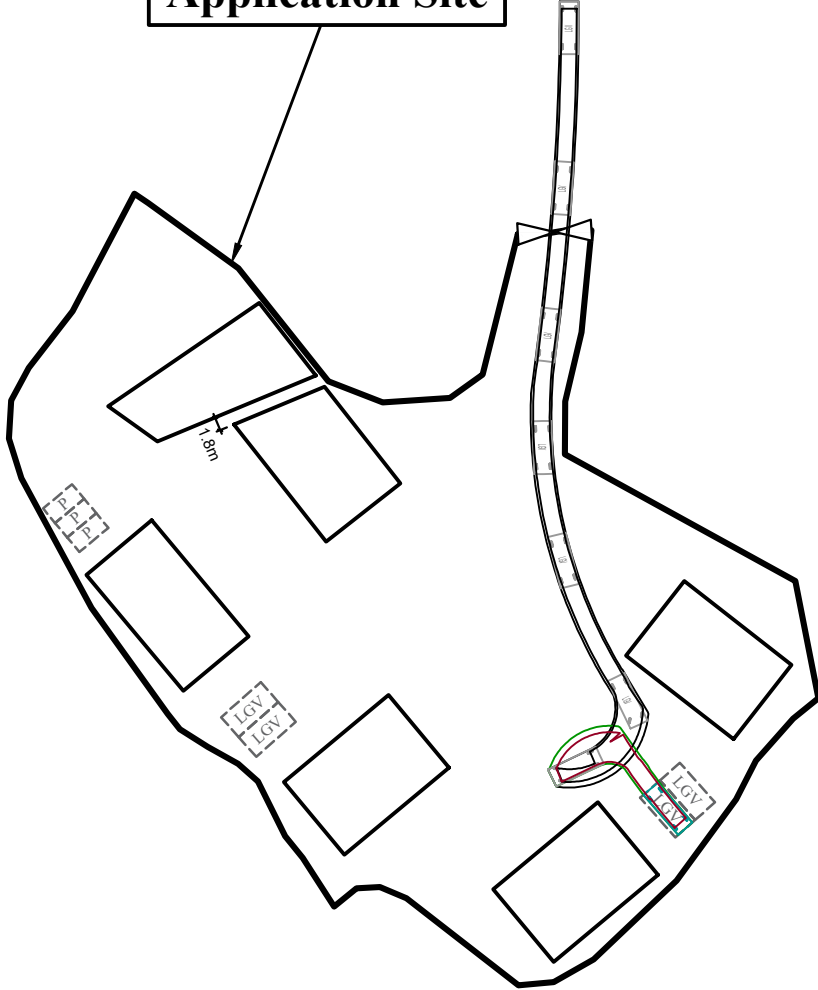
**Site Area: 6,147m<sup>2</sup>**

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Shop(Hardware Groceries and Construction Materials)	225 m <sup>2</sup>	225 m <sup>2</sup>	1	5m
2	Shop(Hardware Groceries and Construction Materials)	225 m <sup>2</sup>	225 m <sup>2</sup>	1	5m
3	Shop(Hardware Groceries and Construction Materials) with reception and ancillary office	225 m <sup>2</sup>	225 m <sup>2</sup>	1	5m
4	Shop(Hardware Groceries and Construction Materials)	225 m <sup>2</sup>	225 m <sup>2</sup>	1	5m
5	Shop(Hardware Groceries and Construction Materials)	225 m <sup>2</sup>	225 m <sup>2</sup>	1	5m
6	Shop(Hardware Groceries and Construction Materials)	225 m <sup>2</sup>	225 m <sup>2</sup>	1	5m
<b>Total</b>		<u>1,350 m<sup>2</sup></u>	<u>1,350 m<sup>2</sup></u>		





<b>1:1000 (A4)</b>	<b>Layout Plan</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>April 2026</b>	Lots 670(part), 671(part), 673(part), 674, 675, 676, 677(part), 679(part) and 680(part) in DD.106 and adjoining Government Land	<b>Plan 3a ( P 22068A)</b>



**Application Site**



**Legend**

-  Vehicular Ingress/ Egress
-  Parking Space for Private Cars  
( 2.5m(W) x 5m(L) )
-  Parking Space for Light Goods Vehicle  
( 3.5m(W) x 7m(L) )
-  Light Goods Vehicle  
( 2.5m(W) x 7m(L) )

<b>1:1000 (A4)</b>	<b>Swept Path Analysis</b> Lots 670(part), 671(part), 673(part), 674, 675, 676, 677(part), 679(part) and 680(part) in DD.106 and adjoining Government Land	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>April 2026</b>		<b>Plan 4.1 ( P 22068A)</b>