

GoldRich PLANNERS & SURVEYORS LTD.

金潤規畫測量師行有限公司

Your Ref.: A/YL-KTS/1102

Our Ref.: P22068B/TL26157

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 681 RP (Part), 682 RP (Part) and 683 RP (Part) in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories (Application No. A/YL-KTS/1102)

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 P22068B/TL26155 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/1102**Response-to-Comments****Comments from Commissioner for Transport**

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

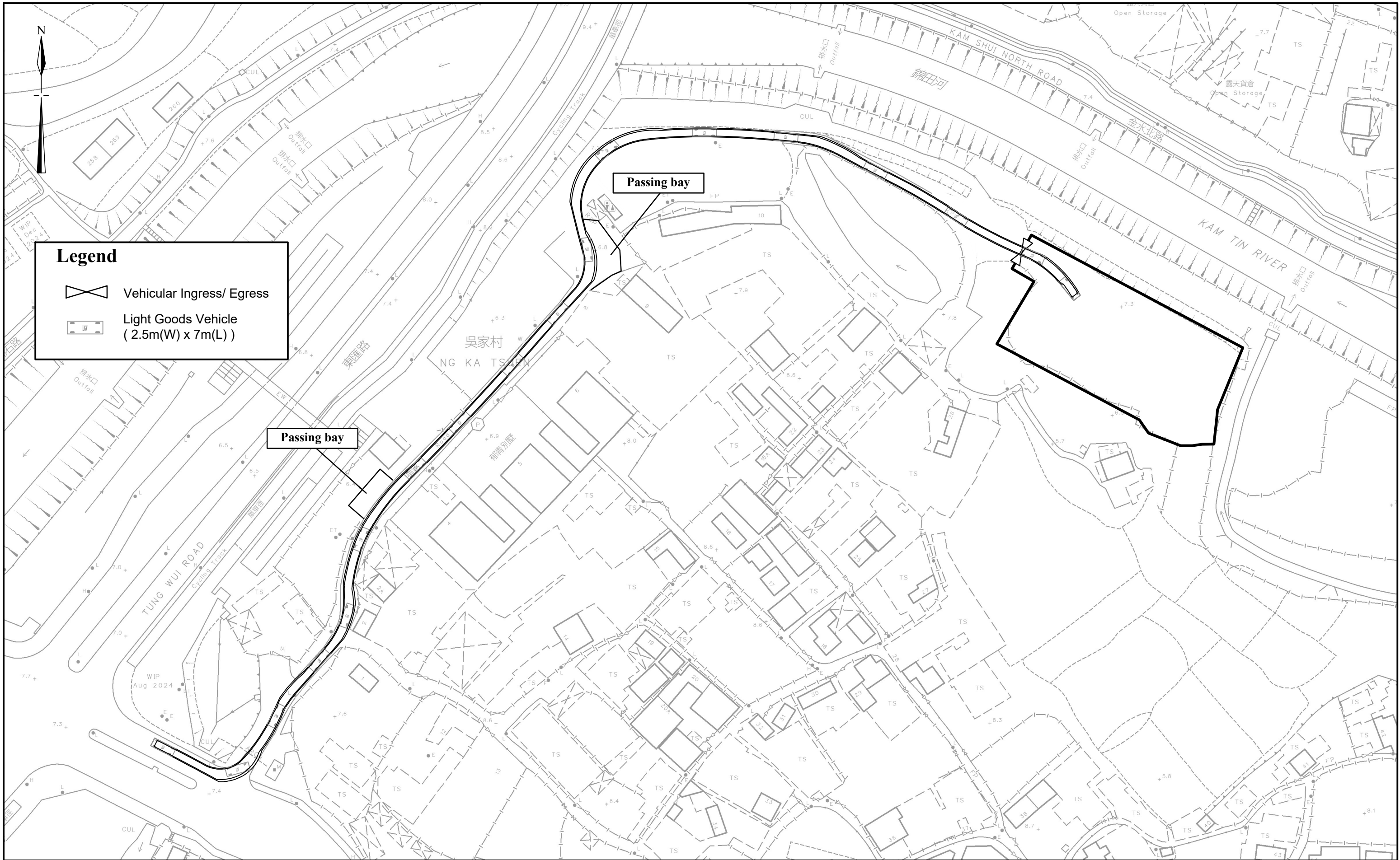
I.	Comments	Responses
1.	Please provide swept path to / from Tung Wui Road, and along the local access for MGV.	We would like to clarify that LGV instead of MGV will be adopted for the daily operation of the Proposed Development. Please refer to Plan 4.2 for the swept path to / from Tung Wui Road, and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

Comments from Environmental Protection Department



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

II.	Comments	Responses
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.

- END -



Legend

-  Vehicular Ingress/ Egress
-  Light Goods Vehicle
(2.5m(W) x 7m(L))

Passing bay

Passing bay

1:1000(A3)

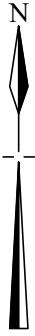
March 2026

Swept Path Analysis

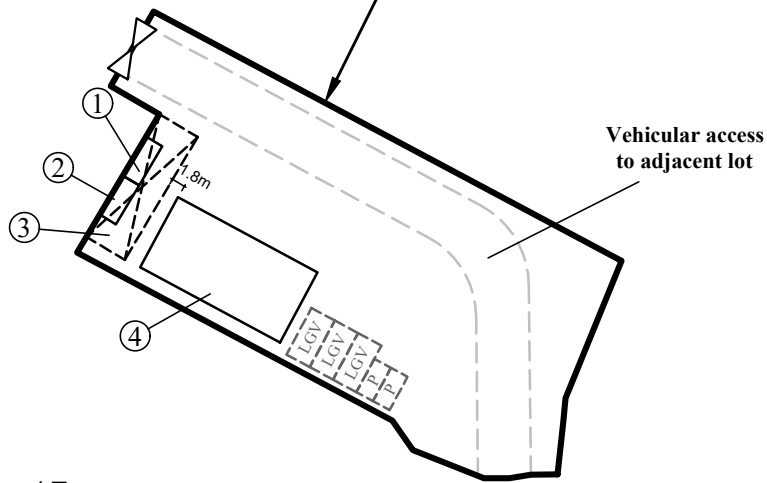
Lots 681 RP(part), 682 RP(part) and 683 RP(part) in DD.106
and adjoining Government Land

**Goldrich Planners &
Surveyors Ltd.**





**Plan 4.2
(P 22068B)**



Application Site



Legend

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

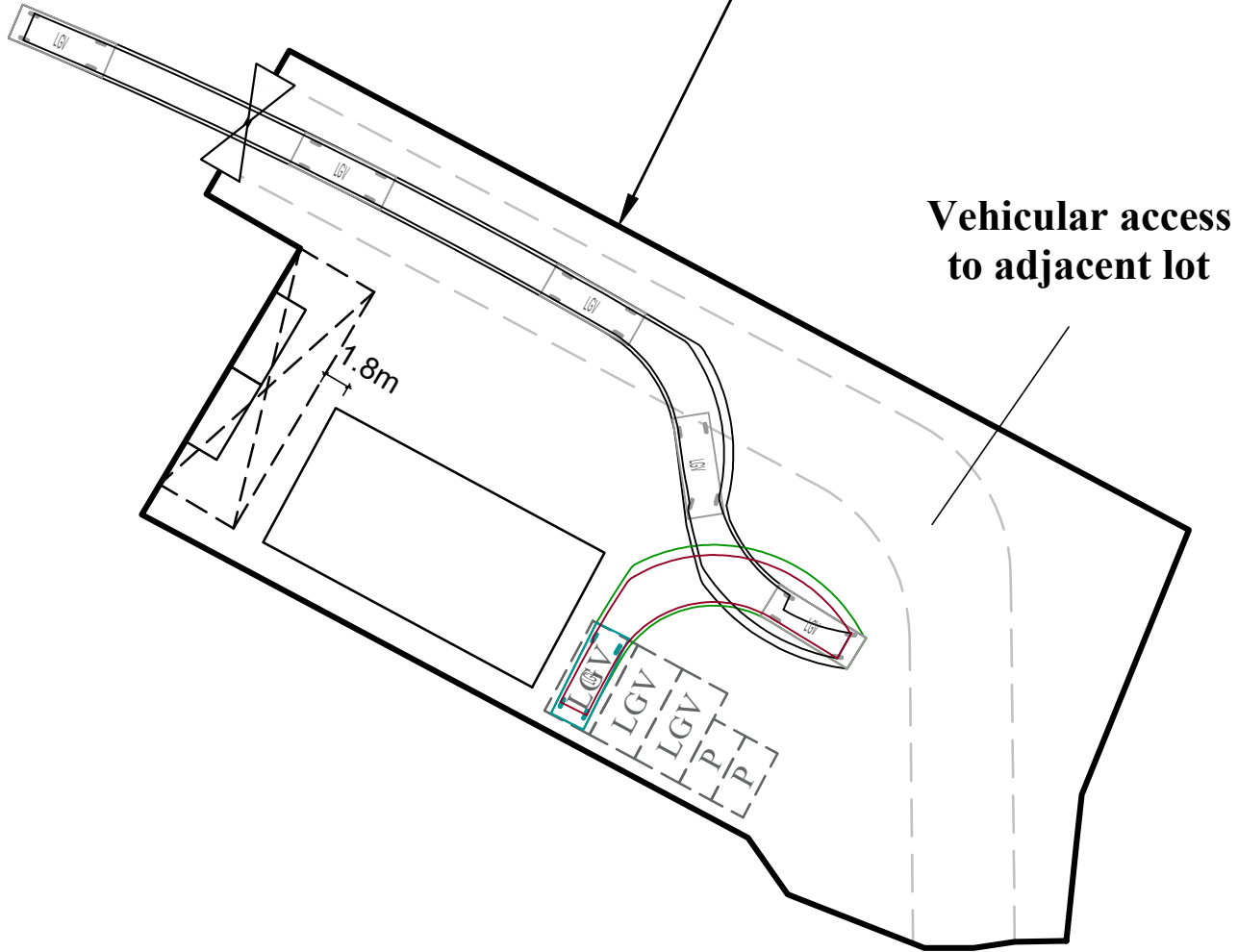
Site Area: 2,258m²

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Container converted Reception	15 m ²	15 m ²	1	3.5m
2	Container converted Office	15 m ²	15 m ²	1	3.5m
3	Canopy	112 m ²	112 m ²	1	7m
4	Shop(Hardware Groceries and Construction Materials)	221 m ²	221 m ²	1	9m
Total		<u>363 m²</u>	<u>363 m²</u>		

1:1000 (A4)	Layout Plan	Goldrich Planners & Surveyors Ltd.
April 2026	Lots 681 RP(part), 682 RP(part) and 683 RP(part) in DD.106 and adjoining Government Land	Plan 3a (P 22068B)








Application Site



Vehicular access to adjacent lot

Legend

-  Vehicular Ingress/ Egress
-  Canopy
-  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))

1:500	Swept Path Analysis	Goldrich Planners & Surveyors Ltd.
August 2025	Lots 681 RP(part), 682 RP(part) and 683 RP(part) in DD.106 and adjoining Government Land	Plan 4.1 (P 22068B)

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排		
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 <u>2</u> 私家車車位 Motorcycle Parking Spaces _____ 電單車車位 Light Goods Vehicle Parking Spaces <u>3</u> 輕型貨車泊車位 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) _____
	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 _____ 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 _____ 中型貨車車位 Heavy Goods Vehicle Spaces _____ 重型貨車車位 Others (Please Specify) 其他 (請列明) _____
	No 否	<input checked="" type="checkbox"/>

		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (□Include 包括□ 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 □ (Not more than 不多於)
			mPD 米(主水平基準上) □ (Not more than 不多於)
			Storeys(s) 層 □ (Not more than 不多於) (□Include 包括□ 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		16.1 %	<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		5 _____
	Private Car Parking Spaces 私家車車位		2 _____
	Motorcycle Parking Spaces 電單車車位		_____
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		3 _____
	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 ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Container converted Reception	15	15	3.5	1
2	Container converted Office	15	15	3.5	
3	Canopy	112	112	7	
4	Shop (Hardware Groceries and Construction Materials)	221	221	9	
Total		<u>363</u>	<u>363</u>		
		Plot Ratio	Site Coverage		
		0.16	16.1%		

9. The Development serves to meet the demand of local residents and operators in the vicinity for hardware groceries and construction materials, including fasteners, locks, tools, metal/steel frame, pipe and sheet etc.
10. Structure No. 4 has a building height of about 9 m as there are tall storage racks to stock the hardware groceries and construction materials.
11. Operation hours are from 8:30 a.m. to 6:30 p.m. daily (including Sundays and Public Holidays).
12. The Site is accessible by vehicles from Kam Sheung Road via a local track. 2 nos. of parking space for private cars and 3 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.
13. 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.

Previous Application

14. The Site is the subject of a previous application no. A/YL-KTS/950 for ‘Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years’ submitted by the same applicant and is approved by the Rural and New Town Planning Committee (“the Committee”) on 23.6.2023.
15. After obtaining the previous planning approval, the applicant found it difficult to operate the hobby farm business in the area due to the lack of customers and they noticed that there is a demand from residents and operators in the vicinity for hardware groceries and construction materials. As such, the applicant intended to submit a fresh planning application for a retail shop of hardware and construction materials.

11:00 – 12:00	2	3
12:00 – 13:00	2	2
13:00 – 14:00	2	3
14:00 – 15:00	4	1
15:00 – 16:00	1	3
16:00 – 17:00	1	2
17:00 – 18:30	0	2
Total Trips	<u>17</u>	<u>17</u>

22. 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.
23. The Site is accessible by vehicles from Kam Sheung Road via a local track. 2 nos. of parking space for private cars and 3 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

24. 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.
25. 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

26. 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

27. 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 -