

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Your Ref.: A/YL-TT/767

Our Ref.: P25086/TL26071

26 February 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, which serves to supersede our previous FI submission under our reference P25086/TL26070 dated 25.2.2026.

We would like to clarify that no workshop activities will be carried out at the Site and the hardware groceries and construction materials will be stored in the container storage.

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

1. Pages 6 & 13 of Form S16-III;
2. Pages 2 & 4 of Planning Statement (Appendix I); and
3. Layout Plan (Plan 3a) and Swept Path Analysis (Plan 4a).

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



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 AFCD

Contact person: Dr. Azaria K.Y. WONG (Tel.: 2150 6932)

| I. | Comments | Responses |
|-----------|---|---|
| 1. | <p>The subject site falls within the "AGR" zone and is generally vacant with some structures. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.</p> | <p>The applied use is temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "AGR" zone. The applicant will reinstate the application site upon expiry of the planning permission.</p> |

Comments from EPD

Contact person: Mr. Jeremy FONG (Tel.: 2835 2164)

| II. | Comments | Responses |
|------------|---|--|
| 1. | <p>We have written to PlanD on 8 September 2005 regarding the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (the COP). Since the proposed use will involve heavy vehicles and there are residential buildings located within 100m of the subject site boundary, environmental nuisance is expected according to the COP. As such, we do not support the captioned application according to the COP.</p> | <p>Medium goods vehicles instead of heavy goods vehicles will be adopted for the daily operation of the Proposed Development. Please refer to the revised Layout Plan (Plan 3a) for details.</p> |

- END -

(c) Development Schedule 發展細節表

| | | | |
|---|-----------|------|---|
| Proposed uncovered land area 擬議露天土地面積 | 2072..... | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 986..... | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物／構築物數目 | 6..... | | |
| Proposed domestic floor area 擬議住用樓面面積 | ..... | sq.m | <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 1406..... | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 1406..... | sq.m | <input checked="" type="checkbox"/> About 約 |

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Refer to Plan 3

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

| | |
|---|--------|
| 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 | 2..... |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | 2..... |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | ..... |
| Others (Please Specify) 其他 (請列明) | ..... |

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

| | |
|------------------------------------|-------|
| 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) | ..... |

Proposed operating hours 擬議營運時間

8:30 a.m. to 6:30 p.m. daily (including Sundays and Public Holidays)

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤／有關建築物？

Yes 是

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))

Kiu Hing Road via a local track

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)

No 否

| | | |
|---|---|---|
| (ii) No. of blocks 幢數 | Domestic 住用 | |
| | Non-domestic 非住用 | 6 |
| (iii) Building height/No. of storeys 建築物高度/層數 | Domestic 住用 | m 米 <input type="checkbox"/> (Not more than 不多於) |
| | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) |
| | Non-domestic 非住用 | 9 m 米 <input checked="" type="checkbox"/> (Not more than 不多於) |
| | | 2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) |
| (iv) Site coverage 上蓋面積 | 32.2 % | <input checked="" type="checkbox"/> About 約 |
| (v) 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 | <u>7</u> |
| | Private Car Parking Spaces 私家車車位 | <u>3</u> |
| | Motorcycle Parking Spaces 電單車車位 | <u> </u> |
| | Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | <u>2</u> |
| | Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | <u>2</u> |
| | Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | <u> </u> |
| | Others (Please Specify) 其他 (請列明) | <u> </u> |
| | <u> </u> | <u> </u> |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 | <u> </u> |
| | Taxi Spaces 的士車位 | <u> </u> |
| | Coach Spaces 旅遊巴車位 | <u> </u> |
| | Light Goods Vehicle Spaces 輕型貨車車位 | <u> </u> |
| | Medium Goods Vehicle Spaces 中型貨車車位 | <u> </u> |
| | Heavy Goods Vehicle Spaces 重型貨車車位 | <u> </u> |
| | Others (Please Specify) 其他 (請列明) | <u> </u> |
| | <u> </u> | <u> </u> |

Development Parameters

9. The following table summarises the details of the structures on site (**Plan 3**):

| No. | Uses | Floor Area (ab.) (m ²) | Covered Area (ab.) (m ²) | Height (ab.) (m) | No. of Storey |
|--------------|--|---------------------------------------|---|---------------------|------------------|
| 1 | Shop (Hardware Groceries and Construction Materials) | 255 | 255 | 9 | 1 |
| 2 | Meter room | 86 | 86 | 6 | 1 |
| 3 | Reception with Ancillary Office | 225 | 225 | 6 | 1 |
| 4 | Container-converted Shop (Hardware Groceries and Construction Materials) | 150 | 75 | 6 | 2 |
| 5 | 12 (6x2) Nos. of 20 ft. Container Storage | 180 | 90 | 6 | 2 |
| 6 | 34 (17x2) Nos. of 20 ft. Container Storage | 510 | 255 | 6 | 2 |
| Total | | <u>1,406</u> | <u>986</u> | | |
| | | Plot Ratio | Site Coverage | | |
| | | 0.46 | 32.2% | | |

10. 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 such as bricks, blocks, wood/timber, steel, pipe etc. The container storage is for storing goods for the shop. Large amount of storage space is needed as different goods will be stocked and sold in the Development.
11. Operation hours are from 8:30 a.m. to 6:30 p.m. daily (including Sundays and Public Holidays). It will be operated by 2 to 3 nos. of staff stationed at the Site.
12. The Site is accessible by vehicles from Kiu Hing Road via a local track. 3 nos. of parking space for private cars, 2 nos. of parking space for light goods vehicle (LGV) and 2 nos. of parking space for medium goods vehicle (MGV) 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. Parking spaces will be reserved for customers who have given prior notification.
13. About 1,627 m² of the Site has been filled with concrete of about 0.2 m in depth. The remaining area of the Site (i.e. 1,431 m²) is proposed to be filled with concrete of about 0.2 m in depth for the provision of solid ground for erection of structures and vehicle manoeuvring (**Plan 5**).

Similar Applications

14. There are 3 similar applications for shop and services use approved by the Rural and New Town Planning Committee (“the Committee”) within the “AGR” zone on the OZP in the past 5 years:

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 Kiu Hing Road via a local track. 3 nos. of parking space for private cars, 2 nos. of parking space for LGV and 2 nos. of parking space for MGV 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. 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.

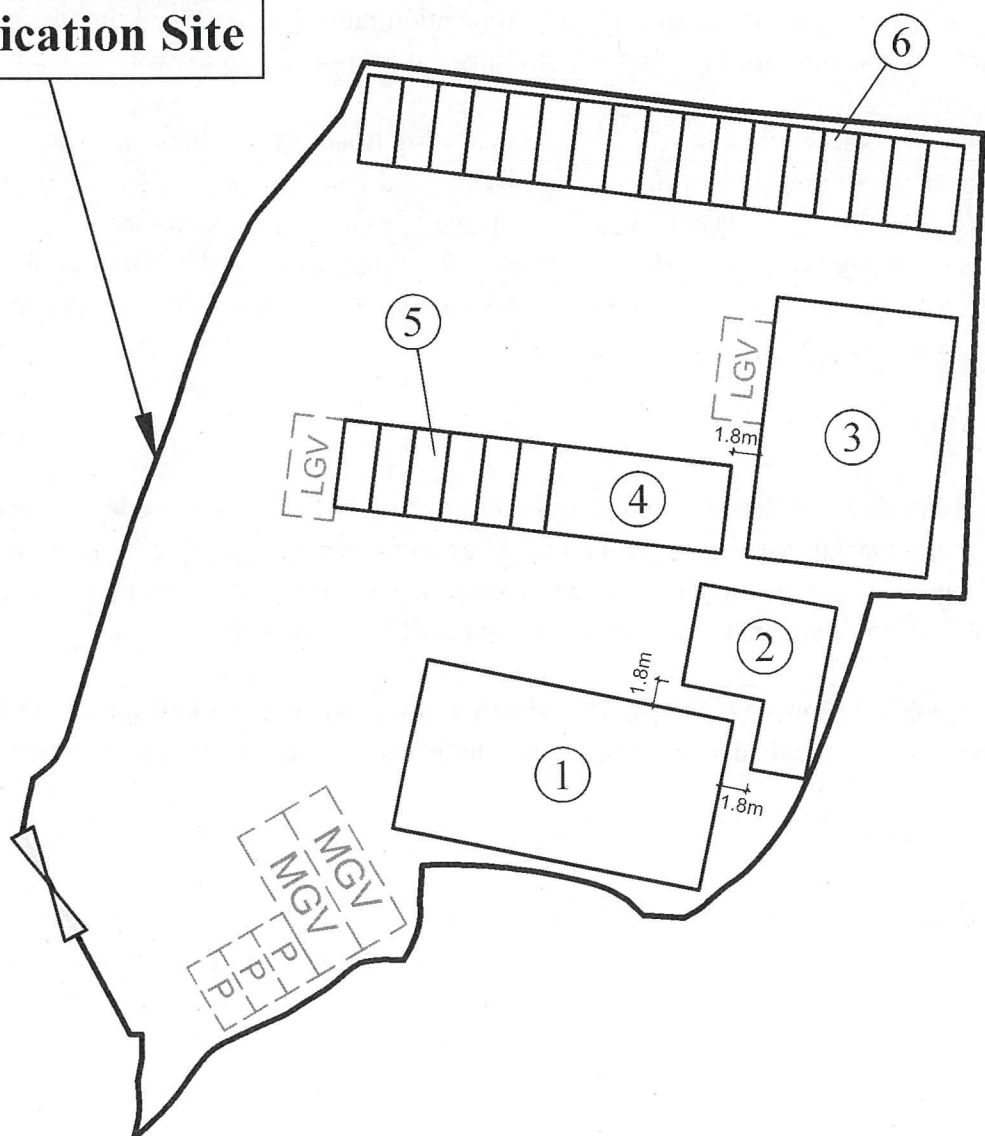
Fire Safety

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.





- End -



Application Site



Legend

-  Parking space for medium goods vehicle (11m (L) x 3.5m (W))
-  Parking space for light goods vehicle (7m (L) x 3.5m (W))
-  Parking space for private cars (5m (L) x 2.5m (W))
-  Vehicular Ingress / Egress

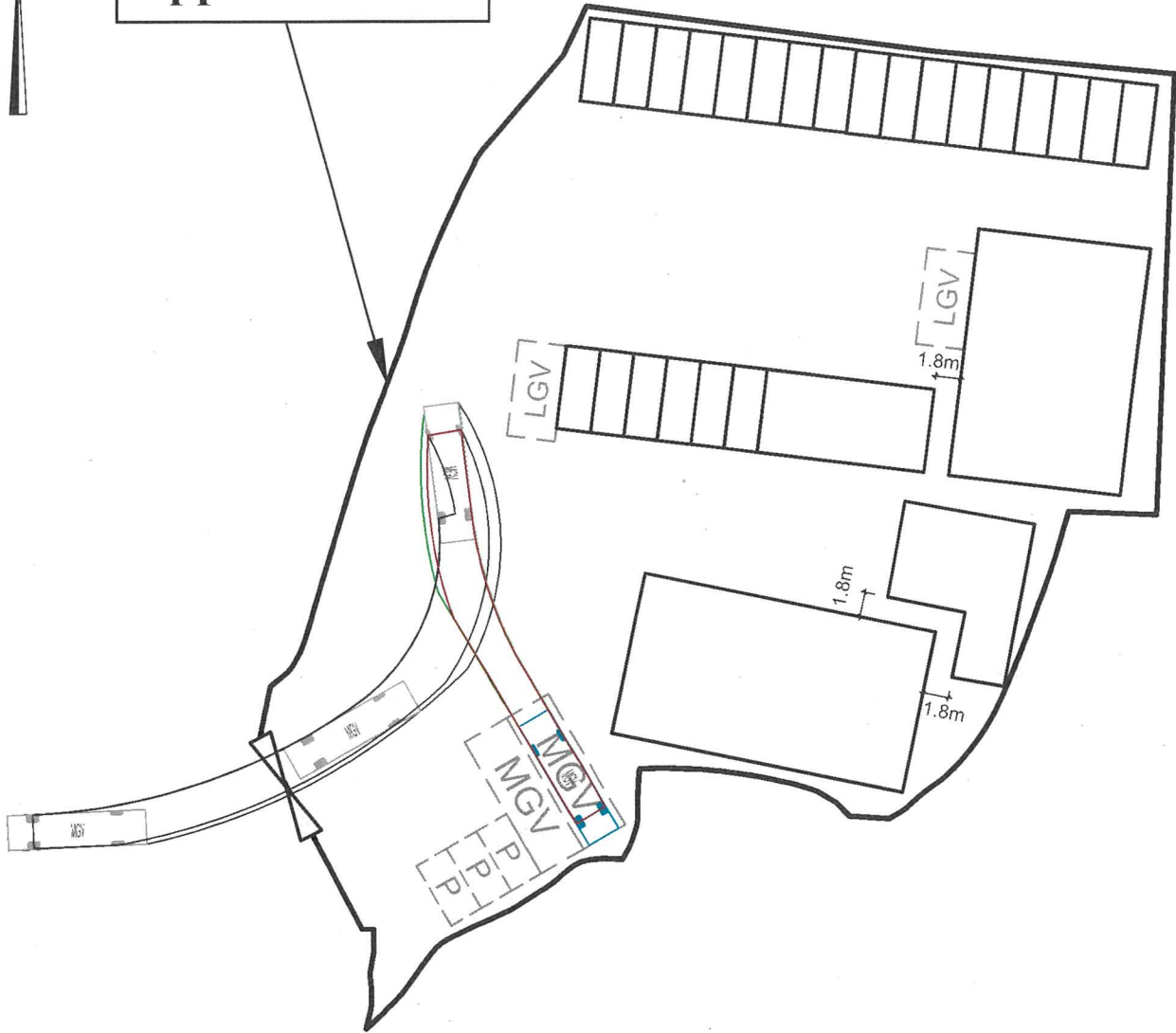
Site Area (about): 3,058m²

| No. | Structure / Use | Covered Area | Floor Area | Height | Storeys |
|--------|--|-------------------|---------------------|--------|---------|
| 1 | Shop (Hardware Groceries and Construction Materials) | 255m ² | 255m ² | 9m | 1 |
| 2 | Meter Room | 86m ² | 86m ² | 6m | 1 |
| 3 | Reception with Ancillary Office | 225m ² | 225m ² | 6m | 1 |
| 4 | Container converted Shop (Hardware Groceries and Construction Materials) | 75m ² | 150m ² | 6m | 2 |
| 5 | 12 (6x2) Nos. of 20 ft. Container Storage | 90m ² | 180m ² | 6m | 2 |
| 6 | 34 (17x2) Nos. of 20 ft. Container Storage | 255m ² | 510m ² | 6m | 2 |
| Total: | | 986m ² | 1,406m ² | | |





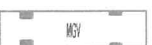
| | | |
|----------------------|--|---|
| 1:500 | Layout Plan | Goldrich Planners & Surveyors Ltd. |
| February 2026 | Lots 1677 RP, 1678(part), 1679(part) and 1692 in D.D. 119 | Plan 3a (P 25086) |



Application Site



Legend

-  Parking space for medium goods vehicle
(11m (L) x 3.5m (W))
-  Parking space for light goods vehicle
(7m (L) x 3.5m (W))
-  Parking space for private cars
(5m (L) x 2.5m (W))
-  Vehicular Ingress / Egress
-  Medium goods vehicle
(11m (L) x 2.5m (W))

1:500

Swept Path Analysis

Goldrich Planners &
Surveyors Ltd.

February 2026

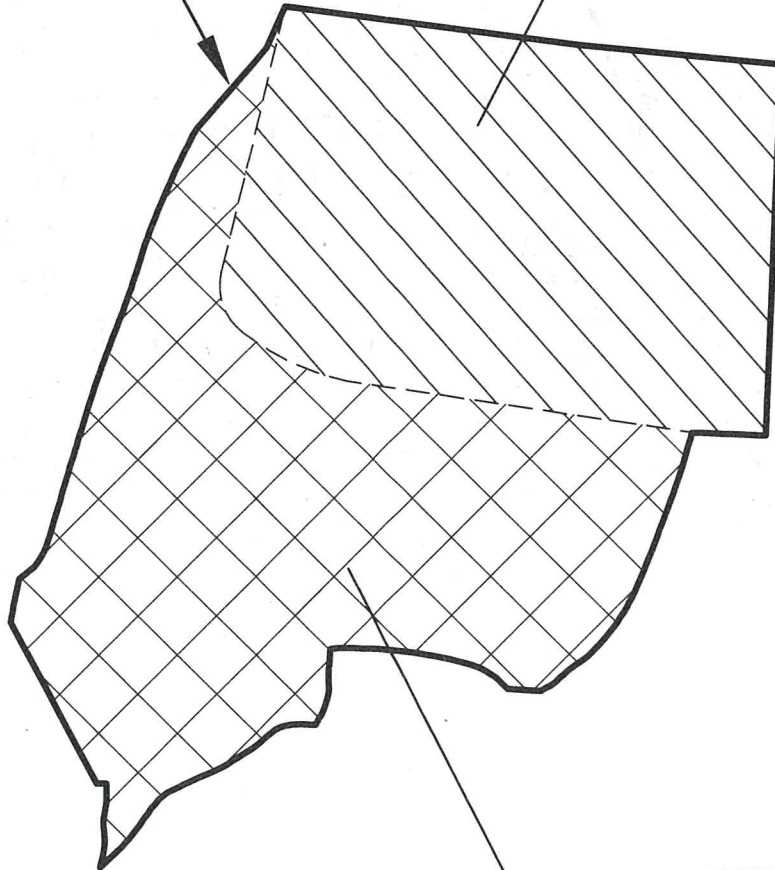
Lots 1677 RP, 1678(part), 1679(part)
and 1692 in D.D. 119

Plan 4a
(P 25086)



Application Site

The remaining area is proposed to be filled with concrete of about 0.2m in depth for erection of structures and vehicle maneuvering.



This portion of area (about 1,627m²) has been paved with concrete of about 0.2m in depth for vehicle maneuvering and erection of structure. This application serves to regularized the existing hard paving of this portion of land.

N.T.S

Plan Showing Filling of Land

Goldrich Planners & Surveyors Ltd.

December 2025

Lots 1677 RP, 1678(part), 1679(part)
and 1692 in D.D. 119

Plan 5
(P 25086)