寄件者: Isa Yuen [redacted]
寄件日期: 2026年10月27日星期二 9:30
收件者: tpbpd/PLAND
副本: Jason Sek Hei WONG/PLAND; [redacted]
主旨: Re: [PLG10357] Planning Application No. A/YL-SK/472 - Further Information
附件: ADCL_PLG_10357_L003.pdf

郵件標幟: 待處理
標幟狀態: 已標幟

類別: Internet Email

Dear Sir/Madam,

We would like to supersede the submission in our preceding email with the enclosed self-explanatory letter. Thank you for your kind attention and we appreciate your assistance. Thank you.

Best regards,
Isa Yuen
Man Chi Consultants and Construction Limited
Tel: [redacted]

From: Isa Yuen <[redacted]>
Sent: Monday, October 26, 2026 10:21 AM
To: 'tpbpd/PLAND' <tpbpd@pland.gov.hk>
Cc: Jason Sek Hei WONG/PLAND <jshwong@pland.gov.hk>; [redacted]
Subject: Re: [PLG10357] Planning Application No. A/YL-SK/472 - Further Information

Dear Sir/Madam,

We would like to supersede the submission in our preceding email with the enclosed self-explanatory letter. Thank you for your kind attention and we appreciate your assistance. Thank you.

Best regards,
Isa Yuen
Man Chi Consultants and Construction Limited
Tel: [redacted]

From: Isa Yuen
Sent: Friday, October 23, 2026 2:17 PM
To: 'tpbpd/PLAND' <tpbpd@pland.gov.hk>
Cc: Jason Sek Hei WONG/PLAND <jshwong@pland.gov.hk>; [redacted]
Subject: [PLG10357] Planning Application No. A/YL-SK/472 - Further Information

Dear Sir/Madam,

We refer to our submission and would like to provide supplementary information to facilitate considerations by relevant departments and the Town Planning Board. Enclose a self-explanatory letter for your processing please.

Thank you for facilitating the planning application and should you have any queries, please feel free to contact us.

Best regards,
Isa Yuen
Man Chi Consultants and Construction Limited
Tel: [redacted]

Man Chi Consultants and Construction Limited
敏志顧問及建築工程有限公司

Tel 電話：[redacted]
Fax 傳真：

Date : 27th October, 2026
Our Ref. : ADCL/PLG-10357/L003

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

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years at Lot No. 95 S.C ss.3 in D.D. 112, Kam Sheung Road, Yuen Long (Planning Application No. A/YL-SK/472)

We refer to our submission and the comments received from the Agricultural, Fisheries and Conservation Department and the Planning Department regarding the subject application. We would like to submit clarifications to facilitate consideration by the relevant departments and the Town Planning Board.

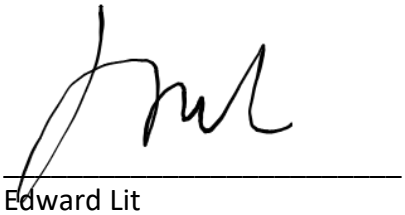
It is clarified that the application site is vegetated, with one existing tree located on the application site boundary. This tree will be properly maintained and preserved by the Applicant during the approval period, and no trees will be felled for the proposed use. The proposed layout has been revised accordingly (see **Figure 3**).

Regarding the proposed land filling, it is clarified that the entire site will be filled with concrete to a depth of about 0.1m (**Figure 4** refers), instead of 1m, to align the site levels for erection of temporary structure and circulation. The extent of land filling has been kept to a minimum, and there is no change to the land filling extent. The application form, planning statement, Figure 4 have been revised.

In addition, please note that the proposed use is strictly for a temporary shop and services. No open storage, car beauty, car washing, vehicle repairing, dismantling, spray painting, or other workshop activities will be carried out at the application site.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at [redacted].

Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited



Edward Lit
Planning Consultant

Encl.

Address 地址：
[redacted]

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程

☐ Diversion of stream 河道改道

☐ Filling of pond 填塘
Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約
Depth of filling 填塘深度 ..... m 米 ☐About 約

☑ Filling of land 填土
Area of filling 填土面積 ..... 124 sq.m 平方米 ☑About 約
Depth of filling 填土厚度 ..... 0.1 m 米 ☑About 約

☐ Excavation of land 挖土
Area of excavation 挖土面積 ..... sq.m 平方米 ☐About 約
Depth of excavation 挖土深度 ..... m 米 ☐About 約

(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)
(請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍))

(b) Intended use/development 有意進行的用途／發展

Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模

☐ Public utility installation 公用事業設施裝置

☐ Utility installation for private project 私人發展計劃的公用設施裝置

Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate
請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度

Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

4.1.1 It is proposed to utilise the application site for the proposed use (i.e. Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years). The application site has a site area of approximately 124m^2.

4.1.2 The proposed development aims to accommodate a metalware retail shop to supply essential hardware goods, small home repair materials and tools to the residents of Lai Uk Tsuen and adjacent rural communities. No workshop/manufacturing activities will be carried out within the application site.

4.1.3 The proposed use comprises a two-storey temporary structure, for shop and services. The building height will not exceed 8m (2 storey). The proposed development has a total GFA of about 156m^2 for shop and services uses. The indicative layout plan is shown in **Figure 3** whilst the key development parameters for the proposed use are detailed in **Table 2** and **Table 3**.

4.1.4 The opening hours of the proposed use will be from 7:00 a.m. to 9:00 p.m. daily (including public holidays). The maximum capacity at any one time will be 6 visitors and 1 staff member.

4.1.5 To align the site levels for erection of temporary structure and circulation, it is proposed to fill the site with concrete to a depth of about 0.1m (**Figure 4** refers). The extent of land filling has been kept to a minimum.

Table 2: Key Development Parameters

Proposed Use	Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years
Operation Hours	From 7:00 a.m. to 9:00 p.m. daily (including public holidays)
Site Area	About 124m^2
Covered Area	About 78m^2 (About 63%)
Uncovered Area	About 46m^2 (About 37%)
Temporary Structure	
No(s).	1
No. of Storey	Not More Than 2 Storey
Maximum Height	Not More Than 8m
Total Floor Area	About 156m^2
Proposed Land Filling	
Area	About 124m^2
Depth	About 0.1m
Material	Concrete

Table 3: Details of the Proposed Structures

Structure/ Container No.	Proposed Use	Floor Area (About) (m^2)	No. of Storeys	Max. Height (About) (m)
S1	Shop and Services	78	2	8
	Total	156		

4.2 Operation

4.2.1 The application site is accessible via Kam Sheung Road and is intended to operate as a metalware retail shop serving nearby villagers and the surrounding rural community. Given its neighborhood-oriented nature, the store predominantly caters to local residents who will visit the premises on foot, ensuring it will not generate significant vehicular traffic or parking demand.

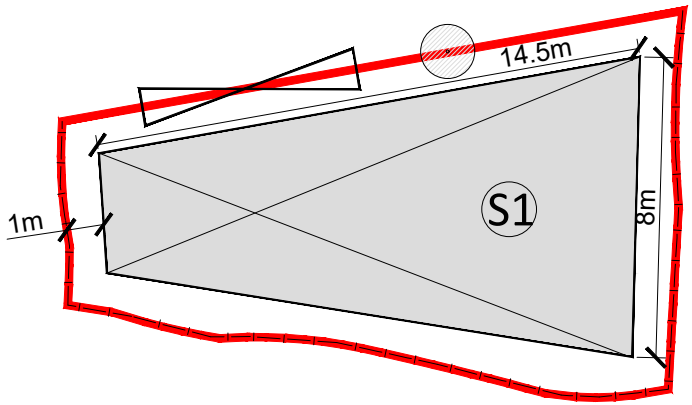
4.2.2 Owing to the limited site area (about 124m^2) and the small scale of the operation, dedicated internal parking and loading/unloading (L/UL) spaces cannot be accommodated within the application site. The traffic impact resulting from the proposed use is expected to be negligible, as goods deliveries will be low-frequency and small in scale, primarily carried out by Light Goods Vehicles (LGVs) at the kerbside during non-peak hours. Delivery frequency will be restricted to a maximum of 1 light goods vehicles per day during off-peak hours to ensure no adverse traffic impact.

4.2.3 To safeguard local traffic flow, the applicant undertakes to implement strict traffic management measures, ensuring all delivery activities are coordinated during off-peak periods with no vehicle queuing, waiting, or reversing maneuvers onto public roads permitted at any time. Overall, given the small scale of operation, minimal trip generation, and pedestrian-oriented customer base, the proposed store will not give rise to adverse traffic impacts on the surrounding road network.

DEVELOPMENT PARAMETERS

APPLICATION SITE	:	124 m^2(About)
COVERED AREA	:	78 m^2(About)
UNCOVERED AREA	:	46 m^2(About)
TOTAL FLOOR AREA	:	156 m^2(About)

STRUCTURE	USES	FLOOR AREA	BUILDING HEIGHT
S1	Shop and Services	156 m^2(About)	8m (Not More Than) (2-Storey)
	Total	156 m^2(About)	



LEGEND

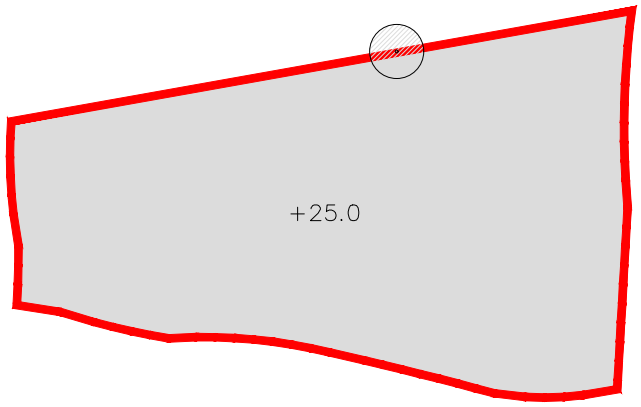
- Application Site Boundary
- Boundary Fencing of Not More Than 2.5m
- Structure
- Ingress/Egress
- Existing Tree to be Maintained and Preseved

Project: Section 16 Planning Application for Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years at Lot No. 95 S.C ss.3 in D.D. 112, Kam Sheung Road, Yuen Long	**Title:** Indicative Layout Plan *Ref.: ADCL/PLG-10357/R001/F003*	**Figure:** 3 **Scale:** Not to Scale Date: Oct 2026	Man Chi Consultants And Construction Limited

FILLING OF LAND

APPLICATION SITE AREA	:	124 m^2(About)
DEPTH OF LAND FILLING	:	About 0.1m
LAND FILLING MATERIAL	:	CONCRETE

REMARKS: THE PROPOSED FILLING OF LAND INTENDS TO ALIGN SITE LEVELS FOR ERECTION OF STRUCTURE.



LEGEND

- Application Site Boundary
- Filling of Land
- +25.0 Proposed Level (About)
- Existing Tree to be Maintained and Preseved

Project: Section 16 Planning Application for Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years at Lot No. 95 S.C ss.3 in D.D. 112, Kam Sheung Road, Yuen Long	**Title:** Land Filling Plan *Ref.: ADCL/PLG-10357/R001/F004*	**Figure:** 4 **Scale:** Not to Scale Date: Oct 2026	Man Chi Consultants And Construction Limited



Existing Condition of the Site