

**GoldRich** PLANNERS & SURVEYORS LTD<sup>™</sup>

金潤規劃測量師行有限公司

Your Ref.: A/YL-KTS/1039

Our Ref.: P23058/TL24616

17 December 2024

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

By Post and 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 Temporary Public Vehicle Park (Excluding Container Vehicle)’ for a Period of 5 Years and associated Filling of Pond in “Village Type Development” zone, Lot Nos. 428 (Part) and 431 (Part) in D.D. 106, Yuen Long, New Territories**

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 submission under our reference P23058/TL24612 dated 16.12.2024.

We would also like to clarify that the pond within the Site has not yet been filled. It is proposed to be filled under the current application. Moreover, only minor vegetation clearance would be carried out to provide a flat surface for the erection of temporary structures. As such, adverse visual and landscape impacts to the surrounding areas are not anticipated.

In view of the amendments made in the FI, we enclosed the revised pages of the Planning Statement and Plan Showing Filling of Pond (Plan 5) for your consideration.

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



Francis LAU

c.c.

DPO/FSYLE, PlanD

(Attn.: Ms. Selena SIN)

*By E-mail only*

**Further Information for Planning Application No. A/YL-KTS/1039****Response-to-Comment****Comments from the Agriculture, Fisheries and Conservation Department**

(Contact person: Mr. BRETTELL Dak Fai, Dominic Lucien, Tel: 2471 9204)

<b>I.</b>	<b>Comments</b>	<b>Responses</b>
1.	Pond filling is generally not recommended from a fisheries viewpoint. Although the fish pond in the application site is currently of unknown status, it has the potential to be used for fish culture operations in the future. As such, the application is not supported from a fisheries viewpoint.	The pond is an existing abandoned pond. There are no active fishing culture operations found within the Site. Please refer to the aerial photo showing the location of the pond. The proposed filling of pond is to provide a suitable environment for the erection of temporary structures for the proposed use and the extent of filling of pond has been kept to minimal.

**Comments from the Transport Department**

(Contact person: Mr. CAI Hao, Philil, Tel: 2399 2421)

<b>II.</b>	<b>Comments</b>	<b>Responses</b>
1.	The applicant should provide more details on the operation mode for the public vehicle parking space to justify the traffic flow generation. In particular, whether the pre-booking system will be adopted, or any traffic control measure would be provided near the site to avoid queuing of vehicles in the local access.	The public parking space will be charged on a monthly basis. Customers are usually local villagers and operators in the vicinity. Staff will be deployed at the ingress/egress to direct incoming/exiting vehicles to avoid queuing of vehicles in the local access during peak hours.
2.	The applicant should note the local access between Kam Po Road and the site is not managed by this Department	Noted.

- END -

## Aerial photo



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) with storeroom	225	225		
<b>Total</b>		<b><u>675</u></b>	<b><u>675</u></b>		
		<b>Plot Ratio</b>	<b>Site Coverage</b>		
		0.3	30%		

9. The Proposed Development serves to meet the demand of local residents and operators in the vicinity for parking spaces and hardware groceries and construction materials, including fasteners, electrical supplies, keys, locks, tools, construction materials etc.
10. There is an existing abandoned pond (about 93 m<sup>2</sup>) within the Site. It is proposed to be filled with soil and concrete for providing a suitable environment for the erection of temporary structures and site maintenance (**Plan 5**).
11. The Site is accessible from Kam Po Road via a local access. 19 and 3 nos. of parking space for private cars and light goods vehicles (LGVs) are proposed at the Site respectively. 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.
12. The proposed shop and services and vehicle park are operated by the same operator. Operation hours of the proposed shop and services are from 9 a.m. to 7 p.m. daily, including Sundays and public holidays and the operation hours of the proposed vehicle park are 24-hours daily, including Sundays and public holidays.

### Similar Applications

13. There are 13 similar applications for shop and services or vehicle park uses approved by the Committee within or straddling the “V” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/YL-KTS/841	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	20.3.2020
A/YL-KTS/846	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	12.6.2020

Application No.	Applied Use	Date of Approval
A/YL-KTS/893	Proposed Temporary Shop and Services for a Period of 5 Years	23.7.2021
A/YL-KTS/898	Renewal of Planning Approval for Temporary Shop and Services (Motor Vehicles Showroom) for a Period of 3 Years	10.9.2021
A/YL-KTS/901	Proposed Temporary Shop and Services for a Period of 5 Years	24.9.2021
A/YL-KTS/903	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	24.9.2021
A/YL-KTS/904	Proposed Temporary Shop and Services for a Period of 3 Years	15.10.2021
A/YL-KTS/914	Proposed Temporary Shop and Services (Real Estate Agency & Convenient Store) & Eating Place for a Period of 5 Years	14.1.2022
A/YL-KTS/927	Temporary Shop and Services for a Period of 3 Years	11.11.2022
A/YL-KTS/948	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	17.3.2023
A/YL-KTS/961	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	23.6.2023
A/YL-KTS/968	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Electric Vehicle Charging Facility for a Period of 3 Years and Filling of Land	12.1.2024
A/YL-KTS/974	Proposed Temporary Shop and Services for a Period of 5 Years	19.4.2024

14. The similar applications were approved by the Committee between 2020 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “V” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
15. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

### **No Adverse Impacts to the Surroundings**

#### Visual and Landscape

16. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with open storage, parking of vehicles and residential dwellings.
17. Only minor vegetation clearance would be carried out to provide a flat surface for the erection of temporary structures. As such, adverse visual and landscape impacts to the surrounding areas are not anticipated.



