

Your Ref.: A/YL-KTS/1042

Our Ref.: P23059A/TL24628

7 January 2025

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’ for a period of 5 years in “Residential (Group D)” zone, Lot Nos. 694 RP and 695 RP in D.D. 106 and adjoining Government land, Yuen Long, New Territories (S.16 Application No. A/YL-KTS/1042)**

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 P23059A/TL24621 dated 2.1.2025.

We would like to clarify the building height of structure no. 2 is 5m.

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

1. Page 9 of Form S16-I;
2. Executive Summary;
3. Justifications (**Appendix I**); and
4. Layout Plan (**Plan 3a**).

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



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Francis LAU

Encl.

c.c.



**Further Information for Planning Application No. A/YL-KTS/1042****Comments from the Transport Department**

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

<b>I.</b>	<b>Comments</b>	<b>Responses</b>
1.	According to the record, there is village road between Kam Shui Road and the site is footpath. The applicant shall clarify how the vehicles could access the proposed site.	Please refer to the Swept Path Analysis for details ( <b>Plan 4</b> ). Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the site. No parking, reversing or turning of vehicles on village road and footpath is expected. It is expected that the vehicles will not obstruct the village road and footpath.
2.	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Shui Road, along the local access and within the site.	Ditto.

**Comments from the Agriculture, Fisheries and Conservation Department**

Contact Person: Ms. WONG Cheuk-ling (Tel: 2150 6933)

<b>II.</b>	<b>Comments</b>	<b>Responses</b>
1.	It is noted from the aerial photo that the subject site is partly vegetated, yet it is noted from Item 9 that there will be no tree felling. The applicant shall clarify whether tree will be felled for the proposed use.	There is no tree within the application site. No tree will be felled for the proposed use.

**Comments from the Lands Department**

Contact Person: Ms. CHENG (Tel: 2443 1072)

<b>III.</b>	<b>Comments</b>	<b>Responses</b>
1.	<p>There are unauthorized structures within the private lots. The lots owner(s) should immediately rectify/apply for regularization on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;</p>	<p>The applicant will apply to the Lands Department for a Short Term Waiver to regularize the structures on the lots.</p>
2.	<p>The government land within the application site (about 51m<sup>2</sup> as mentioned in the application form) has been fenced off/unlawfully occupied on or after 28.3.2017 without any permission. Any occupation of GL without Government's prior approval is an offence under Cap.28.</p> <p>LandsD objects to the planning application since there is unlawful occupation of GL and regularization would not be considered according to the prevailing land policy. The lot owner(s) should immediately cease the unlawful occupation of GL as demanded by LandsD. His office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice;</p>	<p>The applicant will cease the occupation of the Government Land within the application site before applying for a Short Term Tenancy.</p>

<b>III.</b>	<b>Comments</b>	<b>Responses</b>
3.	<p>If the application is approved, the lot owner(s) shall cease the occupation of GL and apply to his office for a Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit the structure(s) erected within the private lots and the occupation of GL. The application for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered</p>	Noted.

- END -

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	476..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.65.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	46.4..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	3.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	2..... storeys 層	
	<input type="checkbox"/> include 包括 .....	storeys of basements 層地庫
	<input type="checkbox"/> exclude 不包括 .....	storeys of basements 層地庫
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	5-9..... m 米	<input type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....	
average unit size 單位平均面積	..... sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....	

### Executive Summary

1. The application site is on Lots 694 RP and 695 RP in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories.
2. The proposed use is “Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities” for a Period of 5 Years.
3. The site area is about 732m<sup>2</sup> which includes 681m<sup>2</sup> of Private Land and 51m<sup>2</sup> of Government Land.
4. The site falls within the “Residential (Group D)” (“R(D)”) under the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15.
5. 3 nos. of structures (not more than 9m high) with a total floor area of about 476 m<sup>2</sup> are proposed on site for reception, ancillary office and retail shop for hardware groceries and construction materials uses.
6. Operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).
7. The applied use satisfies the needs of local residents and construction works in vicinity for hardware groceries and construction materials.

### 行政摘要

1. 申請地點位於新界元朗丈量約份第 106 約地段第 694 號餘段及 695 號餘段和毗連政府土地。
2. 申請用途為「擬議臨時商店及服務行業(五金雜貨及建築材料零售店)連附屬設施(為期 5 年)」。
3. 申請面積為大約 732 平方米。當中包括約 681 平方米的私人土地及 51 平方米的政府土地。
4. 申請地點處於錦田南分區計劃大綱核准圖編號 S/YL-KTS/15 下的「住宅(丁類)」地帶。
5. 申請地點擬議提供 3 個不多於 9 米高的構築物，總樓面面積約 476 平方米作接待處、附屬辦公室以及五金雜貨及建築材料零售店用途。
6. 營業時間為每天上午八時三十分至晚上六時三十分(星期日及公眾假期照常營業)。
7. 申請用途可以滿足當地居民及附近建築工程對五金雜貨及建築材料的需求。

## Justifications

### 1. The Applied Use

The applied use is “Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities” for a Period of 5 Years.

### 2. Location

The application site is on Lots 694 RP and 695 RP in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories. The site is accessible from a local track connecting to Kam Shui Road.

### 3. Site Area

The site area is about 732m<sup>2</sup> which includes 681m<sup>2</sup> of Private Land and 51m<sup>2</sup> of Government Land.

### 4. Town Planning Zoning

The application site falls within the “Residential (Group D)” (“R(D)”) zone under the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15.

The “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

“Shop and Services” is a Column 2 use under the OZP which requires permission from the Town Planning Board.

## 5. Development Parameters

3 Nos. of structures are proposed on site. Please refer to the Layout Plan (Plan 3) and the following table for details:

No.	Structure / Use	Covered Area (about)	Floor Area (about)	No. of Storeys	Height (about)
1	Shop (Hardware Groceries and Construction Materials)	86m <sup>2</sup>	172m <sup>2</sup>	2	9m
2	Shop (Hardware Groceries and Construction Materials) with Reception and Ancillary Office	204m <sup>2</sup>	204m <sup>2</sup>	1	5m
3	Shop (Hardware Groceries and Construction Materials)	50m <sup>2</sup>	100m <sup>2</sup>	2	9m
	Total:	<u>340m<sup>2</sup></u>	<u>476m<sup>2</sup></u>		

The operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).

The site is for retail use only. No workshop activity (including cutting of metal) will be carried out on site.

The applicant will 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 EPD in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

No public announcement systems or loudspeaker will be allowed within the Site.

1 parking space for light goods vehicles and 3 parking spaces for private cars are provided on site for delivery of goods and customers.

The site is accessible from Kam Shui Road. The road is well paved. About total of 12 trip rates of vehicles are generated throughout the day. The increase of traffic load to Kam Shui Road will not be significant.

The estimated trip attraction and trip generation rates are as follow:

Periods	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
08:30-10:00	0	0	0	0
10:00-11:00	0	0	1	1
11:00-12:00	1	1	0	0
12:00-13:00	0	0	0	1



Periods	Trip Generation		Trip Attraction	
	Private Cars	Light Goods Vehicles	Private Cars	Light Goods Vehicles
13:00-14:00	0	1	0	0
14:00-15:00	0	0	0	1
15:00-16:00	0	1	0	0
16:00-17:00	1	1	1	1
17:00-18:30	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total:	<u>2</u>	<u>4</u>	<u>2</u>	<u>4</u>

Goods will be delivered to the site once a week to support the operation of the proposed shop. The traffic generated will not be significant.

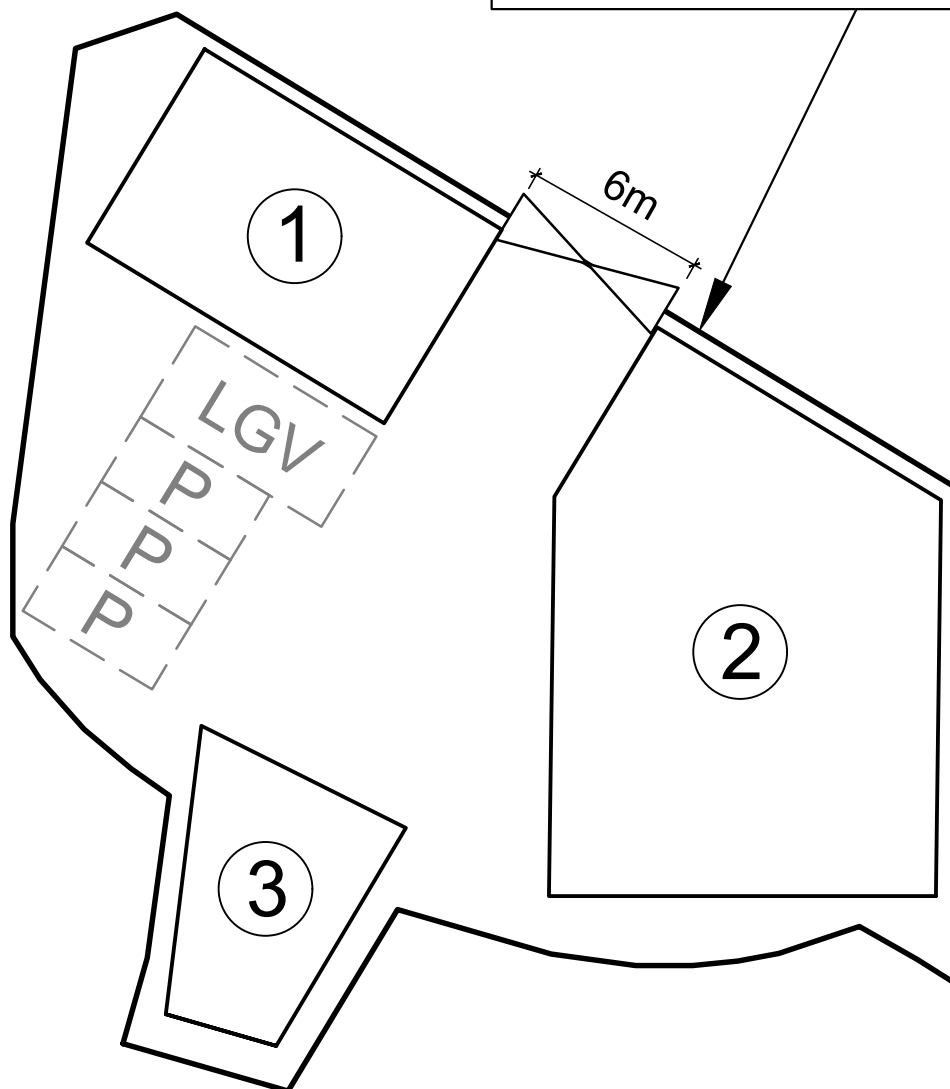
The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department.

## 6. Planning Gain

The proposed use satisfies the needs of local residents and construction works in vicinity for hardware groceries and construction materials. Nearby residents and workers do not have to travel to Yuen Long town to obtain such goods. The residents could save time and cost for travelling.

-End-

# Application Site



## Legend



Vehicular Ingress/ Egress



Parking space for light goods vehicle  
(7m (L) x 3.5m (W))



Parking space for private cars  
(5m (L) x 2.5m (W))

**Site Area(about) : 732m<sup>2</sup>**

No.	Uses	Covered Area (about)	Floor Area (about)	Storeys	Height
1	Shop (Hardware Groceries and Construction Materials)	86 m <sup>2</sup>	172 m <sup>2</sup>	2	9m
2	Shop (Hardware Groceries and Construction Materials) with Reception and Ancillary Office	204 m <sup>2</sup>	204 m <sup>2</sup>	1	5m
3	Shop (Hardware Groceries and Construction Materials)	50 m <sup>2</sup>	100 m <sup>2</sup>	2	9m
Total		<u>340 m<sup>2</sup></u>	<u>476 m<sup>2</sup></u>		

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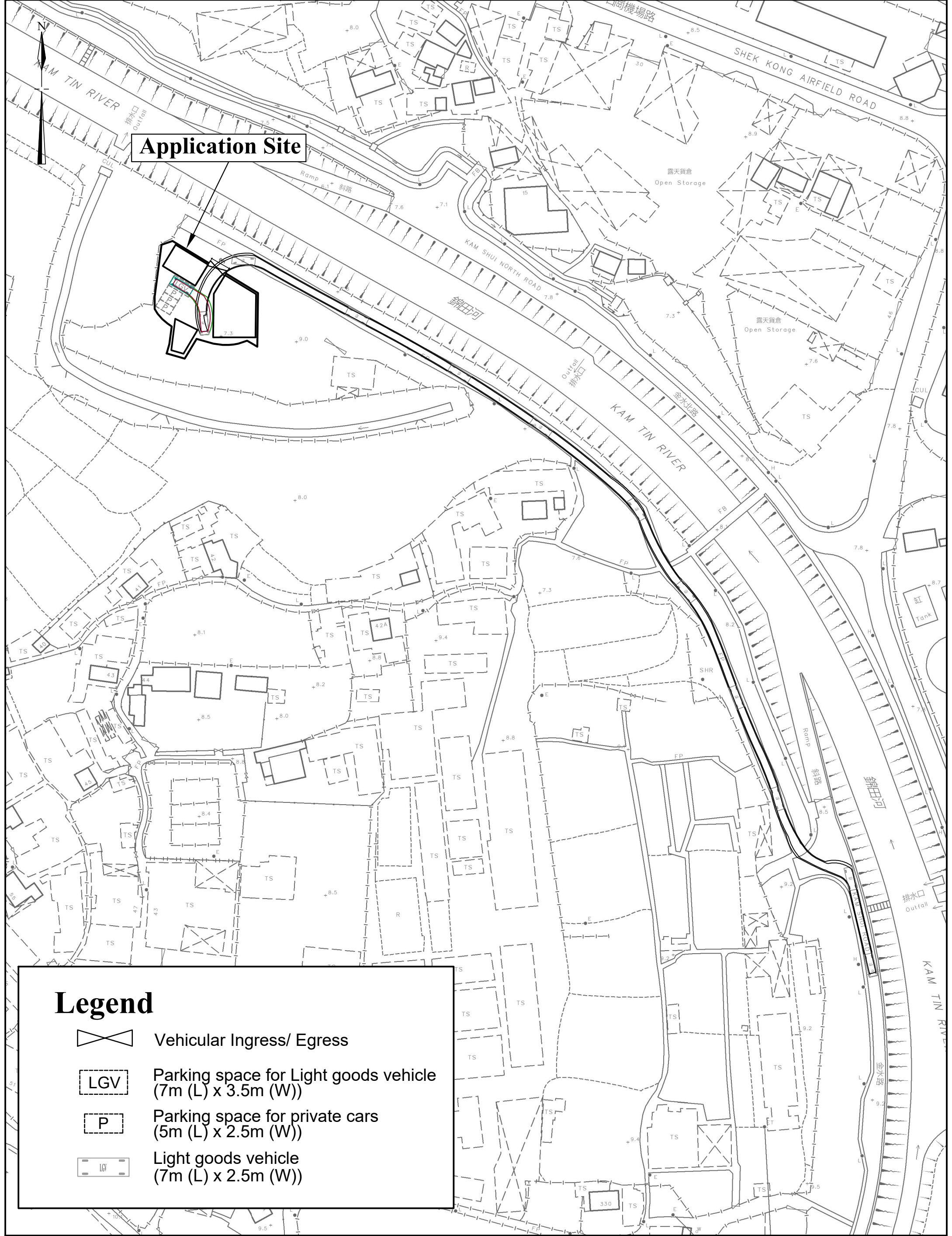
## Layout Plan

**Goldrich Planners &  
Surveyors Ltd.**

December 2024

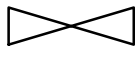



**Lots 694 RP and 695 RP in D.D. 106  
and adjoining Government Land  
Kam Tin, Yuen Long, New Territories**

**Plan 3a  
( P 23059A )**



**Application Site**

**Legend**

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

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December 2024

**Swept Path Analysis**

Lots 694 RP and 695 RP in D.D. 106 and adjoining Government Land  
Kam Tin, Yuen Long, New Territories

**Goldrich Planners & Surveyors Ltd.**

**Plan 4 (P 23059A)**