

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTS/1044

Our Ref.: P23059B/TL24629

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
Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and Adjoining Government Land,
Yuen Long, New Territories
(S.16 Application No. A/YL-KTS/1044)

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 P23059B/TL24623 dated 2.1.2025.

We would like to clarify the building height of structure nos. 1 to 3 is 5m.

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

1. Pages 9 & 18 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.



Francis LAU

Encl.

c.c.

Further Information for Planning Application No. A/YL-KTS/1044**Comments from the Transport Department**

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

I.	Comments	Responses
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 (Plan 6). 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.
3.	The applicant should note the local access between Kam Shui Road and the site is not managed by this Department.	Noted.

Comments from the Environmental Protection Department

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

II.	Comments	Responses
1.	Based on the information provided, it is noted that the captioned proposed use would involve use of heavy vehicle (i.e., 1 parking space for medium goods vehicle would be provided within the Site). According to our desktop review, there are residential dwellings in the vicinity of the application site (i.e., within 100 meters from the boundary of the application site). As such, according to the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites", it is anticipated that the proposed use would cause environmental nuisance to the residential dwellings nearby.	<p>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 EPD in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.</p> <p>No public announcement system or loudspeaker will be allowed within the Site.</p>

Comments from the Agriculture, Fisheries and Conservation Department

III.	Comment	Response
(i)	<p>There are a watercourse and a mitigation woodland (colored in green in the attached plan) located to the north and east of the subject site respectively. The applicant shall clarify whether any measure will be implemented to avoid disturbance to the watercourse and mitigation woodland nearby during construction and operation.</p>	<p>Fencing will be erected along the site boundary during construction and operation period to avoid disturbance to the watercourse and mitigation woodland nearby. Low kerb of about 20cm will be erected along the northern side of the site during construction period to avoid disturbance to the watercourse. Please refer to the Plan showing location of kerb (Plan 6) for details.</p> <p>Only minor levelling of ground level of the site (0.2m in depth) will be carried out for construction of a hard paving for erection of structures. As such, the watercourse and mitigation woodland to the north and east of the site will not be disturbed.</p> <p>The applicant also 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 EPD during construction and operation period to avoid disturbance to the watercourse and mitigation woodland nearby.</p>

- 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	627..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.201.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	20.1..... %	<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	1..... 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..... 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	

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories		
Site area 地盤面積	3116 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1718 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15		
Zoning 地帶	Residential (Group D)		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	627 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.201 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		
(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)	
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> 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)	
	Non-domestic 非住用	5	m 米 <input type="checkbox"/> (Not more than 不多於) mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)

Executive Summary

1. The application site is on Lots 1296, 1298, 1299, 1300 and 1301 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 3,116 m² which includes 1,398 m² of Private Land and 1,718 m² 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 (5m in height) with a total floor area of about 627 m² are proposed on site for retail shop for hardware groceries and construction materials, reception and ancillary office 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 1296 號、第 1298 號、第 1299 號、第 1300 號及第 1301 號和毗連政府土地。
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 3,116 平方米。當中包括約 1,398 平方米的私人土地及 1,718 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 5 米高的構築物，總樓面面積約 627 平方米作五金雜貨及建築材料零售店、接待處及附屬辦公室用途。
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 1296, 1298, 1299, 1300 and 1301 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 3,116m² which includes 1,398m² of Private Land and 1,718m² 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) with Reception and Ancillary Office	225m ²	225 m ²	1	5m
2	Shop (Hardware Groceries and Construction Materials)	177m ²	177 m ²	1	5m
3	Shop (Hardware Groceries and Construction Materials)	225m ²	225 m ²	1	5m
	Total:	<u>627m²</u>	<u>627m²</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 system or loudspeaker will be allowed within the Site.

1 parking space for medium goods vehicles (length below 7m), 2 parking spaces for light goods vehicles and 5 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 24 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	2	1
11:00-12:00	2	1	0	1
12:00-13:00	0	1	1	1
13:00-14:00	1	1	0	1
14:00-15:00	0	1	2	1
15:00-16:00	2	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>6</u>	<u>6</u>	<u>6</u>	<u>6</u>

Medium goods vehicles will deliver goods to the site once a week to support the operation of the proposed shop. The traffic generated by medium goods vehicles 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.

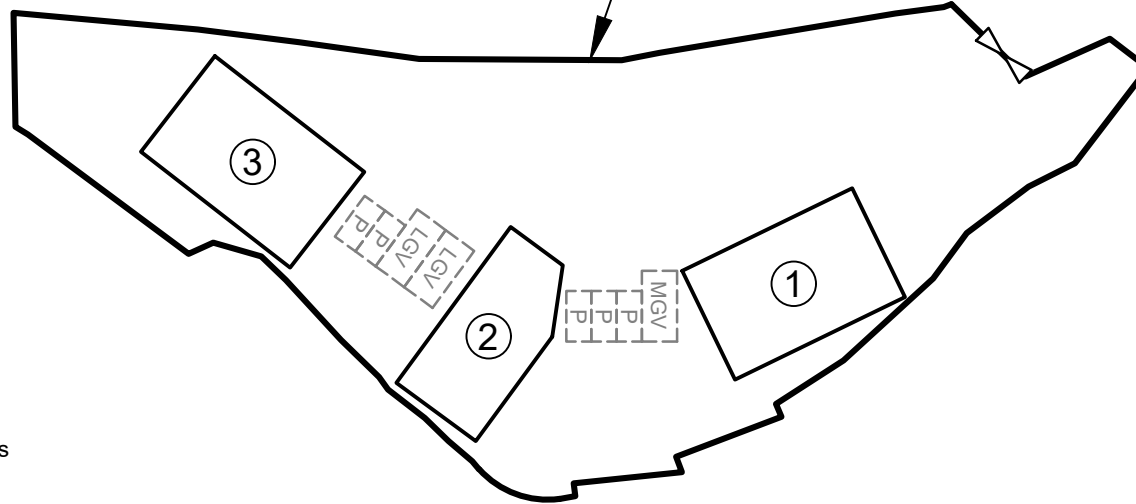
6. Planning Gain

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.





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Application Site



Legend

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

Site Area: 3,116m²

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Shop (Hardware Groceries and Construction Materials) with Reception and Ancillary Office	225 m ²	225 m ²	1	5m
2	Shop (Hardware Groceries and Construction Materials)	177 m ²	177 m ²	1	5m
3	Shop (Hardware Groceries and Construction Materials)	<u>225 m²</u>	<u>225 m²</u>	1	5m
Total		<u>627 m²</u>	<u>627 m²</u>		

1:750

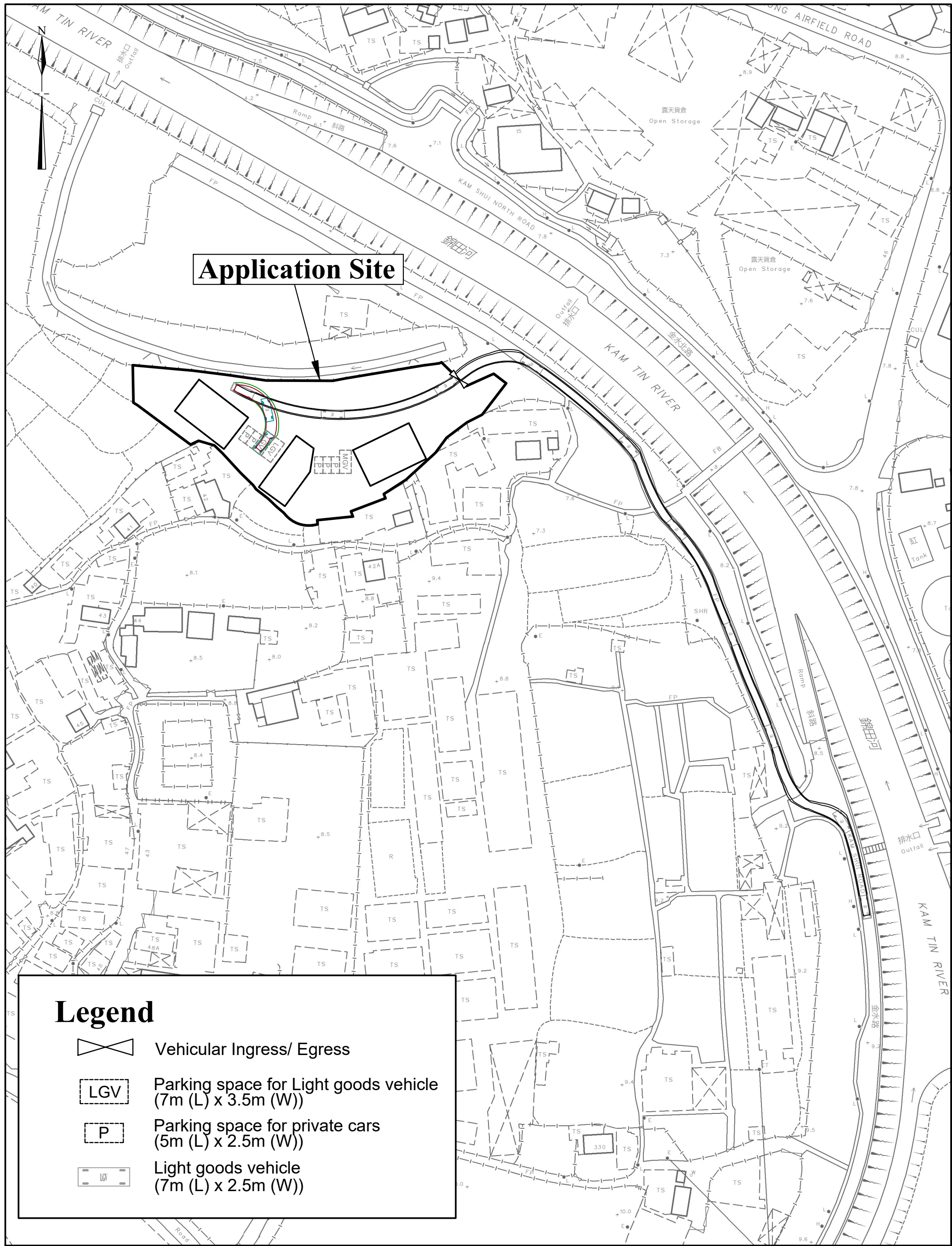
Layout Plan

Goldrich Planners & Surveyors Ltd.

December 2024

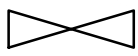
**Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106
and adjoining Government Land
Kam Tin, Yuen Long, New Territories**

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



Application Site

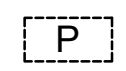
Legend



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))

1:1000 (A3)

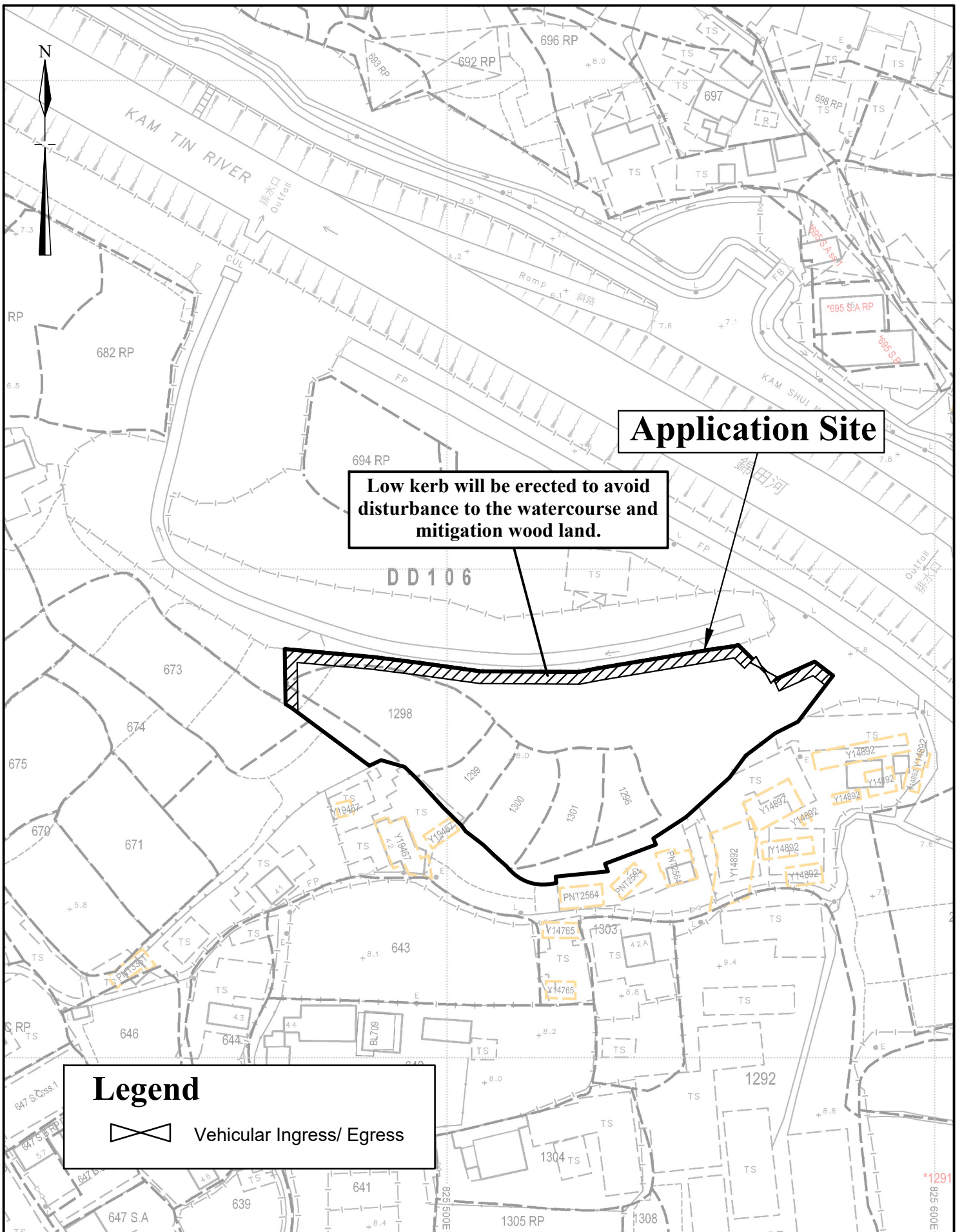
December 2024

Swept Path Analysis

Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106
and adjoining Government Land
Kam Tin, Yuen Long, New Territories

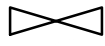
**Goldrich Planners &
Surveyors Ltd.**

**Plan 4
(P 23059B)**



Application Site

Low kerb will be erected to avoid disturbance to the watercourse and mitigation wood land.

Legend
 Vehicular Ingress/ Egress

<p>1:1000</p>	<p>Plan Showing Location of Kerb</p>	<p>Goldrich Planners & Surveyors Ltd.</p>
<p>January 2025</p>	<p>Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and adjoining Government Land Kam Tin, Yuen Long, New Territories</p>	<p>Plan 6 (P 23059B)</p>