

Your Ref.: A/YL-KTS/1044

Our Ref.: P23059B/TL25074

5 March 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**

**‘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,  
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 refer to the comment from the Transport Department dated 7.1.2025 for the captioned planning application:

“It is indicated that the proposed access connecting the site and Kam Shui Road is a footpath. The access appeared to be without hard pavement. Please seek LandsD's comment on whether the access is suitable for the use by the development.”

We have consulted Mr. Jason NG of DLOYL. He responded that “LandsD is not a works department, the development of access should be consulted with works departments, e.g. TD, HyD and HAD. The works department must apply for GLA/STLA before commencing any work. Any unauthorized works on Government land, e.g. hard pavement, is not allowed. Besides, there is no guarantee of any right of access to the application site. The applicant shall make its own arrangement for acquiring access, and the Government would accept no responsibility on such arrangement.”

We have also consulted Mr. Phil CAI of Transport Department. He responded that the piece of land on Government Land which was not managed by TD. Further, he expressed that it is not necessary for us to respond to this comment.

As the enquiry is initiated by TD, and DLOYL does not raise any objection, it seems there is no objection to use the existing local track (marked as “FP”) for vehicular access.

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

Francis Lau

c.c.

LandsD  
TD

(Attn.: Mr. Jason NG)  
(Attn.: Mr. Phil CAI)

*By e-mail only*  
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