

寄件者: Danny Ng [REDACTED]
寄件日期: 2026年09月28日星期一 10:39
收件者: tpbpd/PLAND
副本: Selena Yin Ni SIN/PLAND; Athena Pui Yin LAI/PLAND; Travis Tsz Ki KWOK/PLAND; Bon Tang; Matthew Ng; Christian Chim; Grace Wong
主旨: [SI] S.16 Application No. A/YL-KTS/1152 - Supplementary Information
附件: SI for A_YL-KTS_1152 (20260928).pdf

Dear Sir,

On behalf the applicant, we would like to submit supplementary information in support of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]

Our Ref. : DD106 Lot GL
Your Ref. : TPB/A/YL-KTS/1152

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

By Email

28 September 2026

Dear Sir,

Supplementary Information

**Proposed Temporary Eating Place (with Outside Seating Accommodation (OSA))
for a Period of 3 Years in "Comprehensive Development Area" Zone,
Government Land (GL) in D.D. 106, Tung Wui Road, Kam Tin, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-KTS/1152)

We are writing to submit supplementary information for the subject application for the consideration of Government departments (**Appendices I and II**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Ms. Selena SIN
(Attn.: Ms. Athena LAI
(Attn.: Mr. Travis KWOK

email: synsin@pland.gov.hk)
email: athlai@pland.gov.hk)
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Supplementary Information

**Proposed Temporary Eating Place (with Outside Seating Accommodation (OSA))
for a Period of 3 Years in “Comprehensive Development Area” Zone,
Government Land (GL) in D.D. 106, Tung Wui Road, Kam Tin, Yuen Long, New Territories**

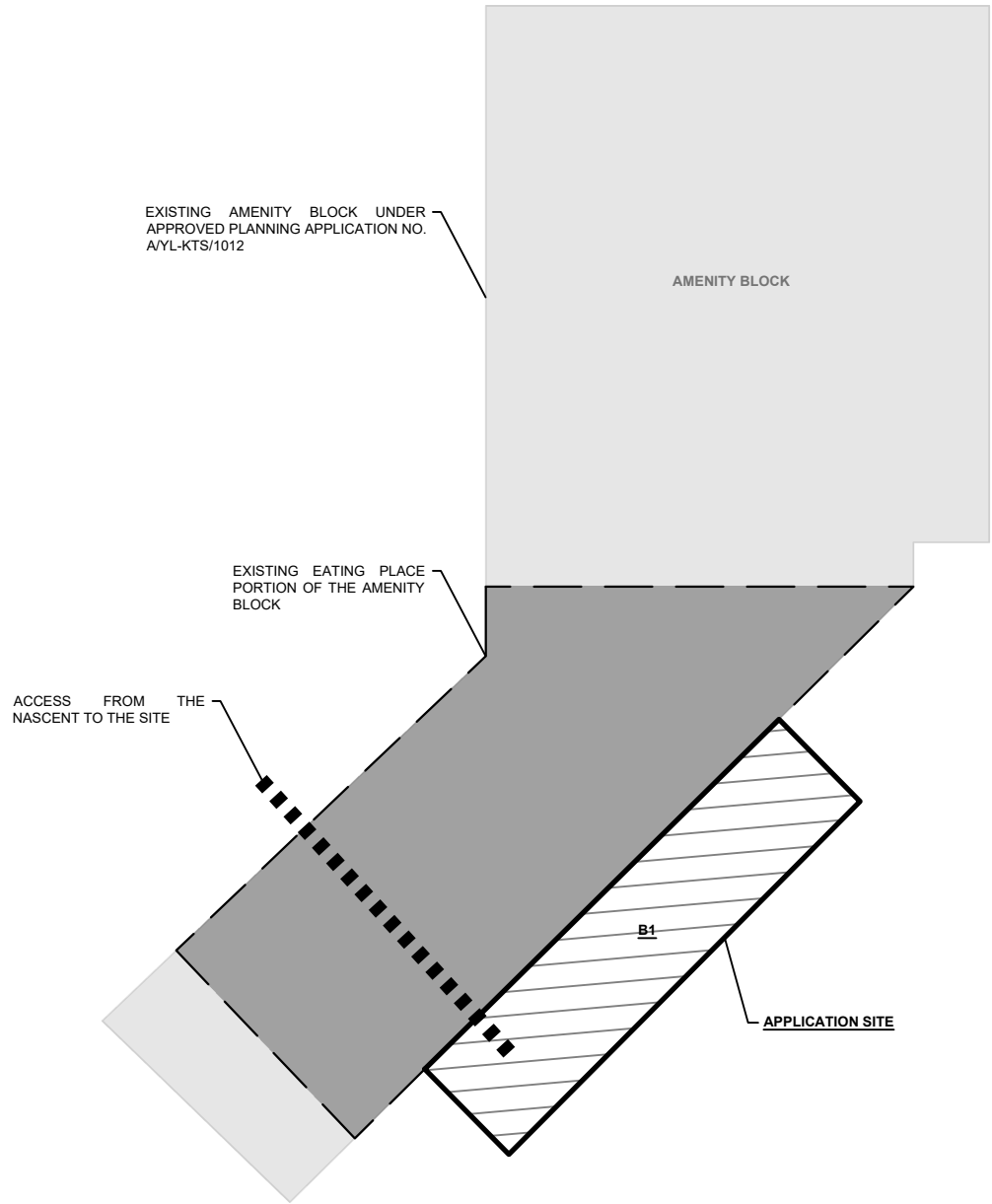
(S.16 Planning Application No. A/YL-KTS/1152)

- (i) The applicant would like to provide the following clarifications upon the subject application:
- The application site (the Site) is a licensed restaurant which provides 40 seats for customers (about). As the existing restaurant has already exceeded its design capacity, the applicant would like to use the Site as a functional extension to the existing restaurant to alleviate the severe and persistent overcrowding;
 - As the Site is adjoining the existing restaurant, to access the Site, customers would need to pass through the existing eating place portion which is located at the amenity block at the Nascent. The layout plan attached at **Appendix II**; and
 - Boundary fencing will be erected along the site boundary (except the northwestern boundary which adjoining the existing eating place portion of the amenity block). This is to minimise potential adverse impact to the surrounding areas.

DEVELOPMENT PARAMETERS

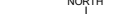
APPLICATION SITE AREA	: 66 m ²	(ABOUT)
COVERED AREA	: 66 m ²	(ABOUT)
UNCOVERED AREA	: NOT APPLICABLE	
PLOT RATIO	: 1	(ABOUT)
SITE COVERAGE	: 100 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 66 m ²	(ABOUT)
TOTAL GFA	: 66 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	EATING PLACE OUTSIDE SEATING ACCOMMODATION	66 m ² (ABOUT)	66 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		66 m ² (ABOUT)	66 m ² (ABOUT)	



LEGEND	
	APPLICATION SITE
	STRUCTURE (SHED STRUCTURE)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

	PROJECT	ADDRESS	SCALE		TITLE		
	PROPOSED TEMPORARY EATING PLACE (WITH OUTSIDE SEATING ACCOMMODATION) FOR A PERIOD OF 3 YEARS	GOVERNMENT LAND IN D.D. 106, TUNG WUI ROAD, KAM TIN, YUEN LONG, NEW TERRITORIES	1 : 250 @ A4		LAYOUT PLAN		
			DRAWN BY MN	DATE 15.9.2026			
			REVISED BY	DATE	DWG NO. PLAN 4	VER. 001	