



Section 16 Planning Application

Temporary Storage of Kitchenware with
Ancillary Site Office for a Period of 3 Years

Lot Nos. 544 S.A (Part), 544 S.B (Part), 544
S.C, 544 RP and 545 S.B RP (Part) in D.D. 111
and adjoining Government Land, Pat Heung,
Yuen Long, New Territories

Planning Statement

Prepared by
***Man Chi Consultants and
Construction Limited***

February 2026

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Temporary Storage of Kitchenware with Ancillary Site Office for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lot Nos. 544 S.A (Part), 544 S.B (Part), 544 S.C, 544 RP and 545 S.B RP (Part) in D.D. 111 and adjoining Government Land, Pat Heung, Yuen Long, New Territories (hereinafter referred to “the Application Site”). This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate consideration by the Board.

The Application Site currently falls completely within an area zoned “Village Type Development” (“V”) on the approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 which was exhibited under section 9(5) of the Ordinance on 27.10.2006 (hereinafter referred to as “the Current OZP”). As detailed throughout this Planning Statement, the applied use is well justified on the grounds that: -

- (a) The applied use aims to provide a secure location for storage of kitchenware with ancillary site office to support the transition of restaurant operations managed by the Applicant and supports the catering industry amidst the current economic environment;*
- (b) The current application aims to regularize and continue current operation with storage purposes by optimizing the use of land resources without inducing adverse impact;*
- (c) The applied use is compatible with surrounding land uses and characters of the locality;*
- (d) Temporary nature of the applied use should not jeopardize the planning intention of the “V” zone should it be considered essential to be implemented by the Board in the future; and*
- (e) Considered the nature of the applied use for interim storage purpose only, no adverse traffic, infrastructural, environmental, landscape or visual impacts are anticipated from the proposed temporary use.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the Current Application for the applied use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「是次申請」），作臨時儲存（廚具）連附屬辦公室（為期三年）（以下簡稱「申請用途」）。該申請所涉及地點位於新界元朗八鄉丈量約份第 111 約地段第 544 號 A 分段（部分）、第 544 號 B 分段（部分）、第 544 號 C 分段（部分）、第 544 號餘段、第 545 號 B 分段餘段（部分）及毗連政府土地（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

根據城市規劃條例第 9(5) 條於 2006 年 10 月 27 日所展示的八鄉分區計劃大綱核准圖（編號：S/YL-PH/11）（以下簡稱「大綱圖」），申請地點被劃為「鄉村式發展」用途。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 申請用途旨在提供安全的廚具儲存場所，並附設輔助辦公室以協助申請人轉型餐廳營運模式，並在當前經濟環境下支持餐飲業發展；
- (二) 是次申請旨在規範化並延續現行作儲存用途的營運模式，以優化土地資源利用且不產生負面影響；
- (三) 申請用途與周邊土地用途及地區特性相容；
- (四) 申請用途所屬的臨時性質將不會阻礙政府履行長遠的「鄉村式發展」用途規劃意向；及
- (五) 臨時用途僅屬臨時儲存性質，預期不會對當地的交通、建設、環境、景觀及視覺上造成任何負面影響。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該擬議用途作為期三年之規劃申請。

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1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) **Temporary Storage of Kitchenware with Ancillary Site Office for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lot Nos. 544 S.A (Part), 544 S.B (Part), 544 S.C, 544 RP and 545 S.B RP (Part) in D.D. 111 and adjoining Government Land, Pat Heung, Yuen Long, New Territories (hereinafter referred to “the Application Site”). This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.
- 1.1.2 Prepared on behalf of the *Profit Link Catering Group Limited* (hereafter collectively referred to as “the Applicant”), *Man Chi Consultants and Construction Limited (MCCCL)* has been commissioned to prepare and submit the Current Application.
- 1.1.3 The Application Site currently falls completely within an area zoned “Village Type Development” (“V”) on the approved Pat Heung Outline Zoning Plan No. S/YL-PH/11 which was exhibited under section 9(5) of the Ordinance on 27.10.2006 (hereinafter referred to as “the Current OZP”).

1.2 Background

- 1.2.1 The Application Site with a site area of approximately 918m² falls within an area zoned “Village Type Development” (“V”) on the Current OZP. According to the Notes of the OZP, the applied use is neither Column 1 nor Column 2 use in respective zoning. As stipulated in (11)(b) of the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the Applicant intends to seek planning permission from the Board for the applied use on a temporary basis of 3 years.
- 1.2.2 The Applicant is a long-established catering group based in Hong Kong, managing a reputable catering brand, namely *Thai Chiu*, which is widely recognized for its exceptional cuisine, and has earned recommendations from the Michelin Guide for nine consecutive years. As a supportive member of the catering industry, the Applicant manages multiple branches throughout the territory, offering signature dishes and unique dining experience for its customers.
- 1.2.3 Previously, the Applicant managed a restaurant at the Application Site, situated on

the ground floor of an existing house, which was licensed as a general restaurant. This restaurant served the local village and provided essential amenities and a gathering space for the local community.

- 1.2.4 Recent changes in the catering industry and economic conditions have led to the closure of the restaurant at the Application Site, along with several others in the territory, necessitating rearrangement and relocation. Consequently, there is leftover kitchenware that requires proper storage. Since the closure of the restaurant, the Application Site has been utilized as temporary storage for kitchenware, and it is essential to establish a designated storage area for kitchenware in a regulated manner until further arrangements can be made by the Applicant.
- 1.2.5 The Application Site has been previously utilised as a restaurant and subsequently utilised as storage of kitchenware without significant impact induced. Given the large scale of the kitchenware and the cost ineffectiveness of urban storage, along with the temporary nature of this arrangement that does not require constant movement, it is considered acceptable to continue utilizing the site for interim kitchenware storage until further arrangements can be made by the Applicant. As no physical alterations are proposed except the regularization of existing structures, it is anticipated that applied use could be tolerated to better utilize available land resources to meet operation needs by supporting the transition of restaurant operations of the Applicant and supporting the catering industry during challenging economic conditions.
- 1.2.6 Upon the approval of the Current Application under The Town Planning Ordinance, the Applicant will apply to the District Land Office for a for a Short-Term Waiver and Short-Term Tenancy to cover the proposed land use before implementation.

1.3 Purpose

- 1.3.1 The Current Application strives to achieve the following objectives:-

- (a) To provide a secure location for storage of kitchenware with ancillary site office to support the transition of restaurant operations of the Applicant and support the catering industry amidst the current economic environment;*
- (b) To give an opportunity to the Applicant to regularize and continue current operation with storage purposes only to optimize the use of land resources;*
- (c) To induce no adverse environmental and traffic impacts on its surroundings by introducing a compatible use to the existing village;*
- (d) To give an opportunity to put forth the applied use under proper planning control by the Board and/or other relevant Government department(s).*

1.4 Structure of the Planning Statement

- 1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the Current Application.

Chapter 2 gives background details of the Application Site in terms of the current land-use characteristics and neighbouring developments. Planning context of the Application Site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the applied use as well as its design. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the applied use.

2 SITE PROFILE

2.1 Location and Current condition of the Application Site

2.1.1 As shown in **Figure 1**, the Application Site is located in Pat Heung and situated to the east of Fan Kam Road. The Application Site is directly accessible via Fan Kam Road with existing entrance.

2.1.2 The Application Site has an approximate site area of about 918m² (including 233m² of government land). **Figure 2** indicates the relevant private lots and government land which the Application Site involve. The Application Site is currently a piece of hard-paved land with some permanent and temporary structures erected.

2.2 Surrounding Land-use Characteristics

2.2.1 The surroundings of the Application Site are predominately semi-rural in character and occupied by low density residential development of not more than 3 storeys. Various villages are observed (i.e., San Lung Wai, Wang Toi Shan Tsuen) around the area. The immediate environment surrounding the Application Site is dominated by village houses and residential clusters. There are certain warehouses and other industrial activities observed, such as vehicle parks and open storage.

2.2.2 To the south of the Application Site are clusters of low-rise residential village houses. There are also certain temporary structures observed. The overall setting of the Application Site is enclosed by the surroundings and the current activities should not be blocking vistas of the adjoining residents.

3 PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The Application Site falls completely within an area zoned “V” on the Current OZP (please refer to **Figure 3**). According to the notes of the current OZP, the planning intention of “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is *“primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services”*.
- 3.1.2 According to the Notes of the Current OZP, the applied use is neither Column 1 nor Column 2 use in respective zoning. As stipulated in (11)(b) of the Notes of the Current OZP, *“...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”*. In this connection, the Applicant intends to seek planning permission from the Board for the applied use on a temporary basis of 3 years.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

- 4.1.1 The Application Site has a site area of approximately 918m². The Application Site involves five private lots (i.e., No. Lot Nos. 544 S.A (Part), 544 S.B (Part), 544 S.C, 544 RP and 545 S.B RP (Part)) and adjoining Government Land of about 233m² (about 25%).
- 4.1.2 As shown in **Figure 4**, the applied use comprises of seven temporary structures. There are four blocks of enclosed single-storey structures (i.e. S1, S2, S3, S4 and S5) and one block of 2-storeys structure (i.e. S6) for storage and ancillary office purpose. One open shed structure (i.e. S7) is designated as storage area. The applied use has a total GFA of about 467m². It is proposed to regularise existing settings within the Application Site and continue the current operation in supporting the transition of restaurant operations of the Applicant. Upon approval of the Current Application, the Applicant will apply to the District Land Office for a Short-Term Waiver and Short-Term Tenancy to cover the proposed land use before implementation.
- 4.1.3 The kitchenware and equipment to be stored within the Application Site will be non-polluted and non-dangerous in nature. The ancillary office proposed within the Application Site to provide administrative/supporting services to facilitate the transshipment of kitchenware and equipment as necessary. It is anticipated to accommodate about 1 to 2 staffs with no overnight stays allowed. Since the applied use is intended for the temporary storage of leftover kitchenware awaiting further arrangements by the Applicant, the kitchenware stored at the application site is expected to remain stationary.
- 4.1.4 All activities of the applied use will only be confined within the Application Site without affecting the neighbouring uses and the operation hours of the applied use will be restricted to from 8:00 a.m. to 8:00 p.m.
- 4.1.5 The key development parameters for the applied use are detailed in **Table 1** and **Table 2**.

Table 2: Proposed Key Development Parameters

Total Site Area	About 918 m ² (Including about 233 m ² of Government Land (about 25%))
- Uncovered Area	About 401 m ² (about 56%)
- Covered Area	About 517 m ² (about 44%)
Total Plot Ratio	About 0.51
Total Gross Floor Area	About 467m ²
Total No of Structures	7
- Store Room	5
- Store Room/ Ancillary Office	1
- Storage Area	1
No. of Storeys	Not More Than 2 storeys
Building Height	Not More Than 7m
Site Coverage	About 44%
No. of Loading and Unloading (Light Goods Vehicle)	1
Ingress/Egress	About 7m wide

Table 3. Development Parameters for the Proposed Structures

Structure	Uses	Covered Area (About)	Floor Area (About)	Building Height
S1	Store Room	8 m ²	8 m ²	3m (1 storey)
S2	Store Room	37 m ²	37 m ²	3m (1 storey)
S3	Store Room	90 m ²	90 m ²	3m (1 storey)
S4	Store Room	78 m ²	78 m ²	3m (1 storey)
S5	Store Room	84 m ²	84 m ²	3m (1 storey)
S6	Store Room/ Ancillary Office	66 m ²	132 m ²	7m (2 storey)
S7	Storage Area	38 m ²	38 m ²	3m (1 storey)
Total		401 m ²	467 m ²	

4.2 Vehicular Access and Parking Arrangement

4.2.1 The applied use would make use of the current ingress/egress point at the western boundary of the Application Site, connecting to the Fan Kam Road via vacant government land. The width of the ingress/egress point of the Application Site is about 7m wide. Since manoeuvring of vehicles is available within the Application Site, such that no waiting or queuing of goods vehicles along the public road will arise under any circumstances. Since the applied use is intended for the temporary storage of leftover kitchenware awaiting further arrangements by the Applicant, the kitchenware stored at the Application Site is expected to remain stationary. It is anticipated that the trip rates generated from the applied use would be about 1-2 times per week, and should be considered as minimal.

4.3 Landscape Treatment

4.3.1 There are existing trees at the planting area along the southern boundary of the

Application Site, and it is proposed the retained existing trees with the Application Site for the applied use. Boundary fencing would be adjusted and erected along the Application Site boundary.

4.4 Provision of Drainage Facilities

- 4.4.1 The Application Site is flat and hard paved with gravel and it contains an existing drainage system. Additionally, there is an existing nullah running to the north of the Application Site. Given small scale of the applied use and there is no physical alternation proposed, it is anticipated that no adverse drainage impact would be arising from the applied use. If further required and considered essential, the Applicant will submit a drainage proposal and further implement additional drainage facilities to the satisfaction of Drainage Services Department by way of compliance of approval condition(s).

5 PLANNING JUSTIFICATIONS

5.1 Facilitate the Transition of Restaurant Operations of the Applicant and Support the Catering Industry

- 5.1.1 The Applicant is a prominent catering group in Hong Kong, managing reputable brands recognized for their exceptional cuisine, with multiple branches throughout the territory. Previously, the Applicant managed a restaurant at the Application Site, which served as an essential gathering space for the villagers in Pat Heung and the local communities. However, due to recent changes in the catering industry and prevailing economic conditions, the restaurant at the Application Site has closed, along with several others, resulting in leftover kitchenware that requires proper storage. Since the closure, the Application Site has been utilized as a storage space for kitchenware without adverse impacts arisen. However, it is considered essential to establish a designated storage area for these items in a regulated manner until further arrangements can be made.
- 5.1.2 The applied use serves to provide a vital storage area for kitchenware, facilitating the transition of the Applicant's restaurant operations and supporting the catering industry amid current economic challenges.

5.2 Regularization of Current Operation and Better Utilization of Land Resources

- 5.2.1 Given that the Application Site has been utilised as a restaurant under a general restaurant license and has subsequently served as temporary storage for kitchenware following its closure without causing significant adverse impact, the current application seeks to regularise current operations at the Application Site and provide a storage area as supporting use on an interim basis. As no physical alterations are proposed except regularization of existing structures, it is anticipated that the applied use could be tolerated to better utilize available land resources to meet operation needs of the Applicant.

5.3 Compatible with Surrounding Land Uses

- 5.3.1 The surroundings of the Application Site are predominantly semi-rural, characterized by low-density residential developments not more than 3 storeys. The immediate environment surrounding the Application Site is dominated by village houses and residential clusters. Given that the development of the applied use is small in scale with building height ranging from 3 to 7m, it is expected to be compatible with the surrounding physical setting. Additionally, there are some warehouses and industrial activities in the area, including vehicle parking and open storage. Since the intended use is for the storage of kitchenware, it should align with the existing land use in the vicinity.

5.4 Temporary Nature Would Not Jeopardize its Planning Intention of “V” Zone

5.4.1 Notwithstanding the Application Site falls within an area zoned “V” on the current OZP, there is currently no Small House application approved/under processing at the application site. The temporary nature of the Current Application will by no means jeopardise the long-term planning intention of “V” should it be considered essential to be implemented by the board in future, especially when the applied use in the Current Application is only being applied for a period of 3 years.

5.5 No Adverse Traffic Impact

5.5.1 The applied use is intended for the temporary storage of leftover kitchenware awaiting further arrangements by the Applicant. Consequently, the kitchenware stored at the application site should remain stagnant, and trip rates are anticipated to be minimal. It is not expected that the applied use will generate significant additional traffic in the area. Furthermore, there should be no queuing back or illegal roadside parking resulting from the applied use. Therefore, it is anticipated that the applied use will not create any adverse traffic impact on the surrounding area.

5.6 No Adverse Drainage Impact

5.6.1 The Application Site is flat and hard paved with gravel and it contains an existing drainage system. Additionally, there is an existing nullah running to the north of the Application Site. Given small scale of the applied use and there is no physical alternation proposed, it is anticipated that no adverse drainage impact would be arising from the applied use. If further required and considered essential, the Applicant will submit a drainage proposal and further implement additional drainage facilities to the satisfaction of Drainage Services Department by way of compliance of approval condition(s).

5.7 No Adverse Environmental Impact

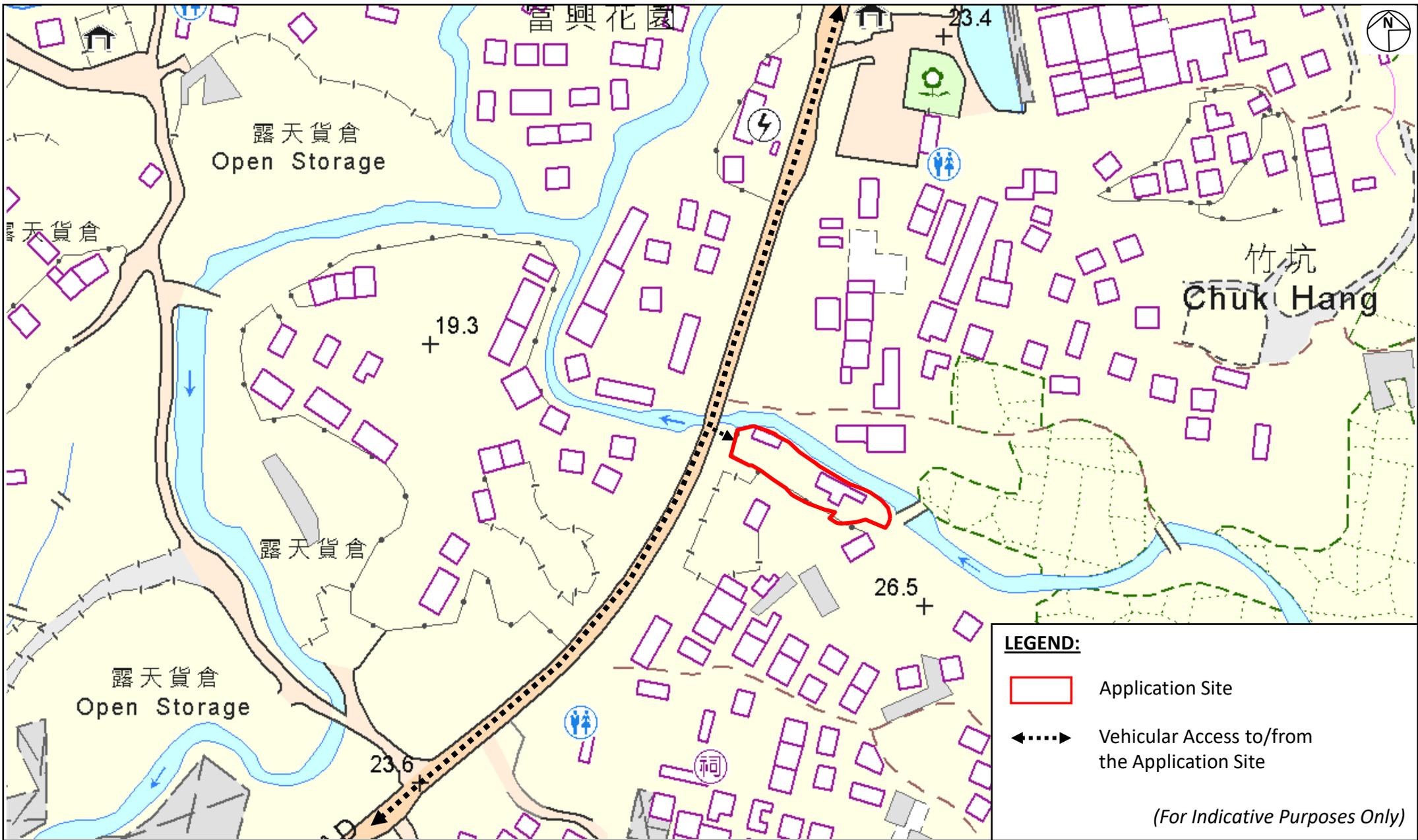
5.7.1 No storage of dangerous goods will be carried out at the application site at any time during the planning approval period. The Applicant will follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environment Aspect of Temporary Uses and Open Storage Sites” issued by the EPD. Relevant statutory guidelines and regulations of EPD and DSD will be followed. Given that the applied use is small in scale and for storage purposes only, no significant environmental impact is anticipated.

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Town Planning Board in support of a planning application the Current Application for Temporary Storage of Kitchenware with Ancillary Site Office for a Period of 3 Years.
- 6.1.2 The Application Site currently falls completely within an area zoned “Village Type Development” (“V”) on the approved Pat Heung Outline Zoning Plan No. S/YL-PH/11. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that: -
- (a) The applied use aims to provide a secure location for storage of kitchenware with ancillary site office to support the transition of restaurant operations managed by the Applicant and supports the catering industry amidst the current economic environment;*
 - (b) The current application aims to regularize and continue current operation with storage purposes by optimizing the use of land resources without inducing adverse impact;*
 - (c) The applied use is compatible with surrounding land uses and characters of the locality;*
 - (d) Temporary nature of the applied use should not jeopardize the planning intention of the “V” zone should it be considered essential to be implemented by the Board in the future; and*
 - (e) Considered the nature of the applied use for interim storage purpose only, no adverse traffic, infrastructural, environmental, landscape or visual impacts are anticipated from the proposed temporary use.*
- 6.1.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the Current Application for the applied use for a temporary period of 3 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan No. ags_S00000144452_0001
Figure 3	Extract of Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
Figure 4	Indicative Layout Plan



Project:
 Section 16 Planning Application for Temporary Storage of Kitchenware with Ancillary Site Office for a Period of 3 Years at Various Lots in D.D. 111 and adjoining Government Land, Pat Heung, Yuen Long, New Territories

Title:
 Location Plan

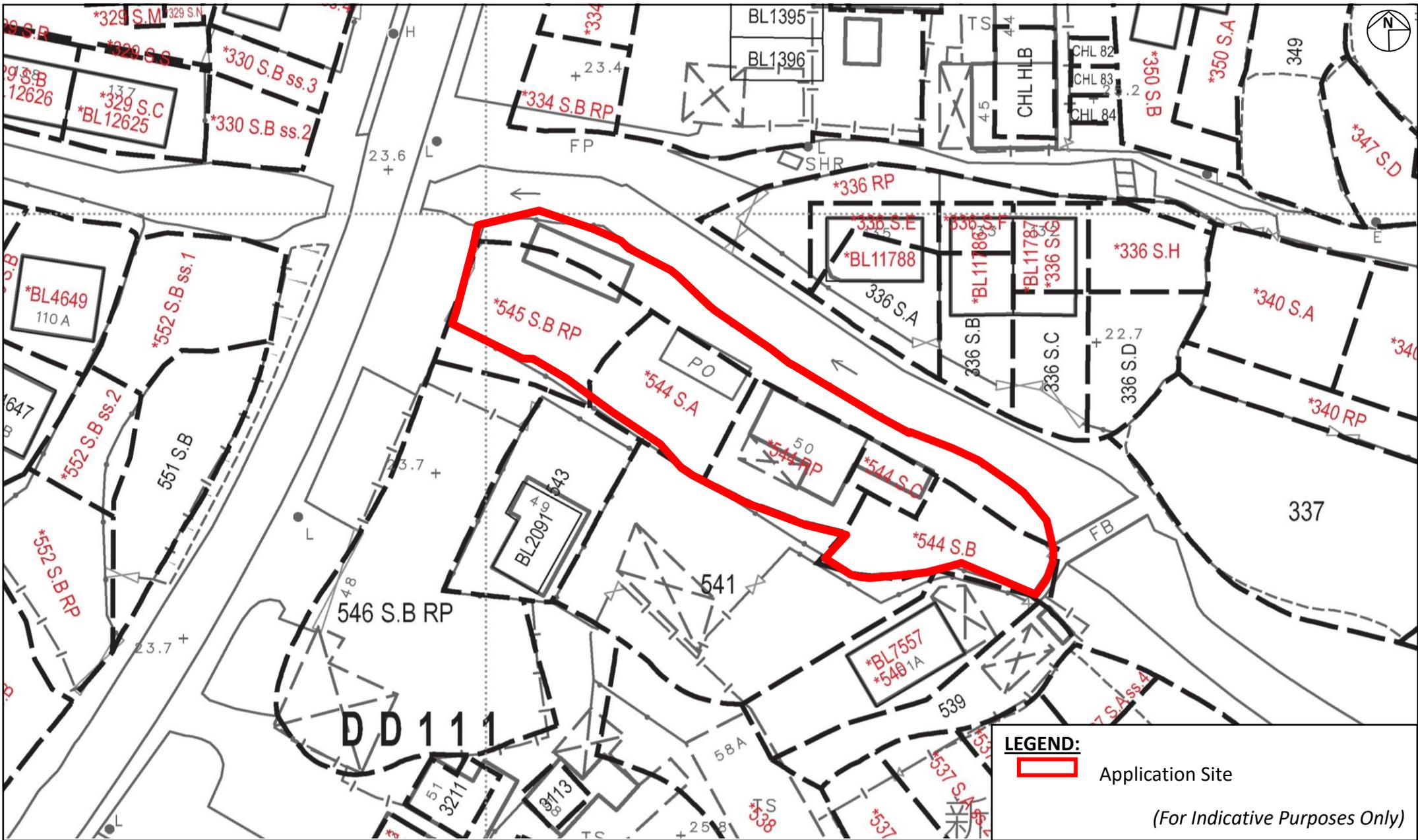
Figure:
 1

Scale:
 Not to Scale

Date:
 Feb 2026

MC Man Chi
 Consultants And Construction Limited

Ref.: ADCL/PLG-10321/R001/F001



Project:
 Section 16 Planning Application for Temporary Storage of Kitchenware with Ancillary Site Office for a Period of 3 Years at Various Lots in D.D. 111 and adjoining Government Land, Pat Heung, Yuen Long, New Territories

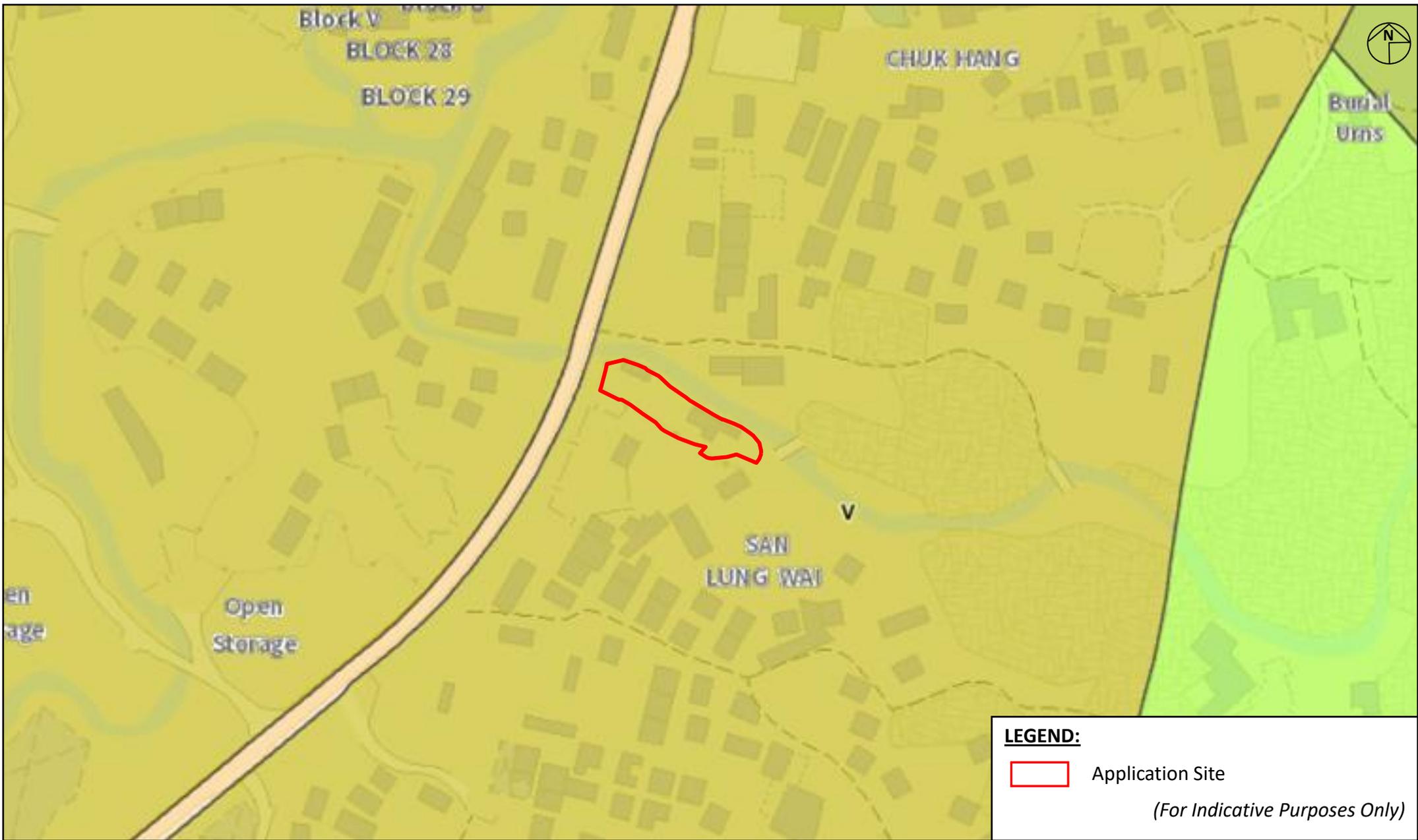
Title:
 Extract of Lot Index Plan
 (No. ags_S00000144452_0001)

Figure:
 2

Scale:
 Not to Scale

Date:
 Feb 2026

MC Man Chi
 Consultants And Construction Limited



LEGEND:

 Application Site
(For Indicative Purposes Only)

Project:
 Section 16 Planning Application for Temporary Storage of Kitchenware with Ancillary Site Office for a Period of 3 Years at Various Lots in D.D. 111 and adjoining Government Land, Pat Heung, Yuen Long, New Territories

Title:
 Extract of the Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11

Ref.: ADCL/PLG-10321/R001/F003

Figure:
 3

Scale:
 Not to Scale

Date:
 Feb 2026

 **Man Chi**
 Consultants And Construction Limited

DEVELOPMENT PARAMETERS

APPLICATION SITE	:	918 m ²	(ABOUT)
COVERED AREA	:	401 m ²	(ABOUT)
UNCOVERED AREA	:	517 m ²	(ABOUT)
TOTAL FLOOR AREA	:	467 m ²	(ABOUT)

PARKING AND LOADING/UNLOADING PROVISION

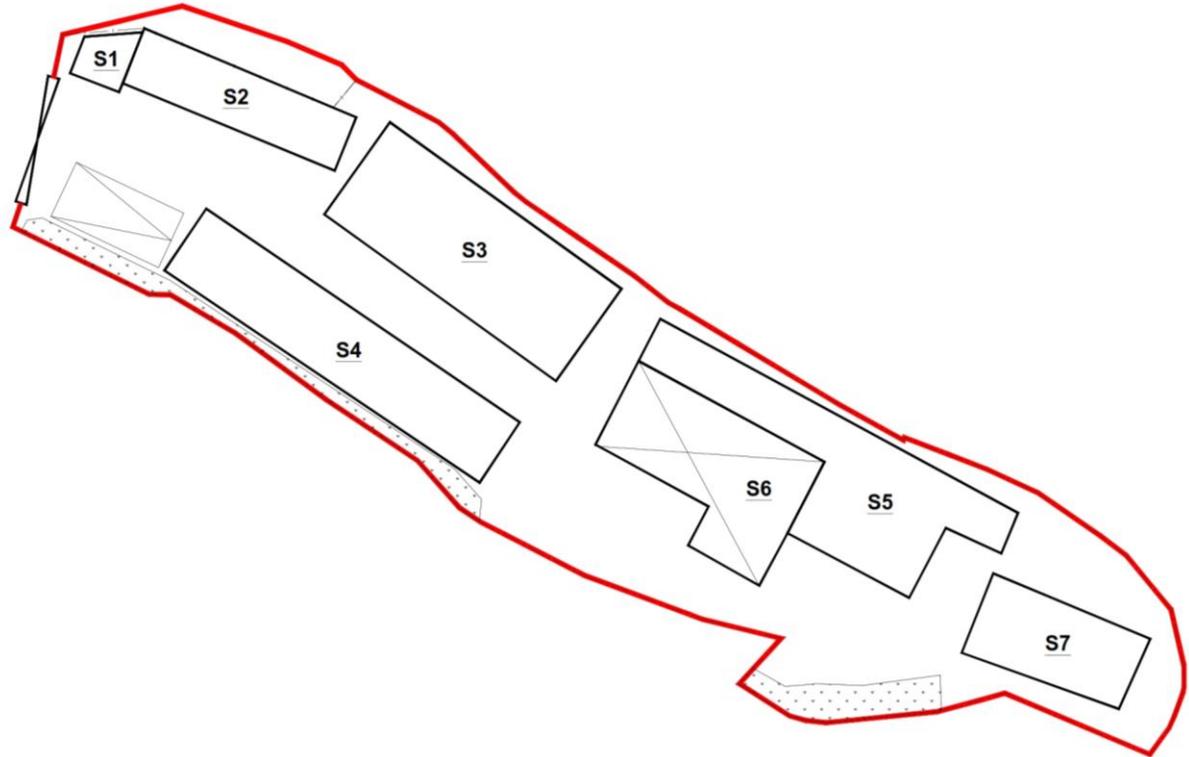
L/UL AREA (LGV) : 1 NOS. (7M(L) X 3.5M(W))

NO.	USES	COVERED AREA	FLOOR AREA	BUILDING HEIGHT
S1	STORE ROOM	8 m ²	8 m ²	3m (NOT MORE THAN) (1-STOREY)
S2	STORE ROOM	37 m ²	37 m ²	3m (NOT MORE THAN) (1-STOREY)
S3	STORE ROOM	90 m ²	90 m ²	3m (NOT MORE THAN) (1-STOREY)
S4	STORE ROOM	78 m ²	78 m ²	3m (NOT MORE THAN) (1-STOREY)
S5	STORE ROOM	84 m ²	84 m ²	3m (NOT MORE THAN) (1-STOREY)
S6	STORE ROOM/ANCILLARY OFFICE	66 m ²	132 m ²	7m (NOT MORE THAN) (2-STOREY)
S7	STORAGE AREA	38 m ²	38 m ²	3m (NOT MORE THAN) (1-STOREY)
	TOTAL	401 m ²	467 m ²	



LEGEND

- APPLICATION SITE BOUNDARY
- PROPOSED STRUCTURE (1 STOREY)
- PROPOSED STRUCTURE (2 STOREY)
- PROPOSED FENCING
- PLANTING AREA
- INGRESS/EGRESS (ABOUT 7M-WIDE)
- L/UL BAY (LGV)



Project:
Section 16 Planning Application for Temporary Storage of Kitchenware with Ancillary Site Office for a Period of 3 Years at Various Lots in D.D. 111 and adjoining Government Land, Pat Heung, Yuen Long, New Territories

Title:
Indicative Layout Plan

Ref.: ADCL/PLG-10321/R001/F004

Figure:
4

Scale:
Not to Scale

Date:
Feb 2026





Date : 25th March, 2026
Our Ref. : ADCL/PLG-10321/L002

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

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Temporary Storage of Kitchenware with Ancillary Site Office for a Period of 3 Years at Lot Nos. 544 S.A (Part), 544 S.B (Part), 544 S.C, 544 RP and 545 S.B RP (Part) in D.D. 111 and adjoining Government Land, Pat Heung, Yuen Long, New Territories

We refer to our submission and would like to provide the following clarifications to facilitate considerations by relevant departments and the Town Planning Board.

It is clarified that the current application does not involve any open storage uses. The application site is intended for the temporary storage of kitchenware, with ancillary site office use only. All kitchenware will be stored in a covered or indoor environment. Site photos are provided in **Illustration 1**.

The applied use is intended for the temporary storage of leftover kitchenware primarily originating from the former Thai Chiu restaurant at the application site, as well as from other closed branches. The application site has already been utilized as a storage space for kitchenware, such as kitchen appliances, dining tables and chairs, storage items, and utensils, following the restaurant's closure. The current application is intended to regularise existing settings and designate the area for the regulated storage of the leftover kitchenware until the Applicant can make further arrangements for relocation and/or disposal.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at 

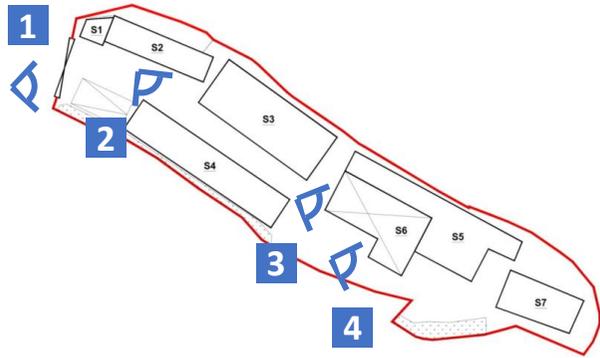
Yours faithfully,
For and on behalf of
Man Chi Consultants And Construction Limited



Thomas Luk
Planning Consultant

Encl.





LEGEND:

Site Boundary

◀ Viewpoint
(For Identification Only)



Project:
 Section 16 Planning Application for Temporary Storage of Kitchenware with Ancillary Site Office for a Period of 3 Years at Various Lots in D.D. 111 and adjoining Government Land, Pat Heung, Yuen Long, New Territories

Title:
 Existing Conditions of the Application Site

Illustration:
 1

Scale:
 Not to Scale

Date:
 Mar 2026

