

**Application for Permission under Section 16 of  
the Town Planning Ordinance (Cap. 131)**

**Proposed Temporary Shop and Services (Convenience  
Store and Real Estate Agency) for a Period of Three  
Years in “Residential (Group D)” (“R(D)”) zone  
at Lots 4918 S.B RP(Part) and 4918 RP(Part) in DD116  
and Adjoining Government Land, Tai Tong Road,  
Yuen Long, New Territories**

**SUPPLEMENTARY PLANNING STATEMENT**

**Applicant:**

Wo Hing Real Estate  
Management Limited

**Planning Consultant:**



Top Bright Consultants Ltd.

July, 2025

## **Executive Summary**

This application is prepared by Top Bright Consultants Ltd. on behalf of Wo Hing Real Estate Management Limited (the "Applicant") to the Town Planning Board (the "Board") to seek planning permission for proposed temporary shop and services (convenience store and real estate agency) (the "Proposed Development") for a period of three years at Lots 4918 S.B RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories (the "Application Site").

The Application Site falls within an area zoned "Residential (Group D)" ("R(D)") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20. The Proposed Development falls within the broad definitions of 'Shop and Services' which is a use listed under Column 2 of the Notes of "R(D)" zone. In accordance with the OZP, uses under Column 2 may be permitted with or without conditions on application to the Board.

The Application Site is the subject of a previously approved application (No. A/YL-TT/581) approved by the Board on 3.2.2023 for the same use. The Board revoked the application because of the non-compliance of 2 approval conditions, i.e. the implementation of run-in/out and fire service installations (FSIs) proposals, as the Applicant is still waiting for the approval of the Short Term Waiver (STW) by the Lands Department (LandsD) for the construction of the proposed temporary structures.

The Application Site has a total area of about 319 square metres and is currently vacant. The Application Site is located about 150m to the south of the Yuen Long Highway and 300m to the south of the Yuen Long Town Centre. With the implementation of village house developments in the vicinity in the last few years, it generates land use demand for supporting facilities like the proposed shop and services. In this connection, the Applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of 3 years.

The Application Site will consist of two 2-storey (7m) temporary structures with a total floor area of 118m<sup>2</sup> for using as convenience store and real estate agency. They are placed near the site entrance at the east of the Application Site. A loading/unloading space for the light goods vehicle (3.5m x 7m) will be provided at the southwest of the Application Site. The proposed hours of operation at the Application Site are restricted between 8:00 am to 8:00 pm from Mondays to Sundays, including Public Holidays.

The justifications of this application are: in line with the planning intention; compatible with surrounding land uses; provide the much needed shop and services for the local community; better utilization of scarce land resources; approval of similar applications; no adverse traffic, environmental, visual and drainage impacts; planning gains; and community support. The Applicant therefore respectfully requests the Board to approve this application for a period of 3 years.

## 行政摘要

這宗規劃申請乃代表和興物業管理有限公司向城市規劃委員會(“城規會”)呈交，擬議在新界元朗大棠路丈量約份第 116 約地段第 4918 號 B 分段餘段(部份)及第 4918 號餘段(部份)和毗連政府土地(“申請地點”)，用作擬議臨時商店及服務行業(便利店及地產代理)(“擬議發展”)，為期三年。

申請地點座落於大棠分區計劃大綱核准圖編號 S/YL-TT/20 中的“住宅(丁類)”地帶。擬議發展歸屬‘商店及服務行業’的定義，亦屬“住宅(丁類)”地帶的第二欄用途，須向城規會提出申請。

申請地點涉及一宗獲城規會於 2023 年 2 月 3 日批准作同樣用途的規劃申請(編號：A/YL-TT/581)，城規會其後因未能履行兩項規劃許可附帶條件(落實出入口通道及消防裝置建議)而撤銷申請。申請人因仍待地政處就興建臨時構築物發出短期豁免書，致使未能履行有關規劃許可附帶條件。

申請地點的面積約為 319 平方米，目前為空置土地。申請地點位於元朗公路以南約 150 米及元朗市中心以南約 300 米。隨著近年申請地點附近小型屋宇落成，對擬議商店和服務用途等配套設施產生需求。因此，申請人希望就擬議發展向城規會申請獲批為期三年的臨時規劃許可。

申請地點將於東面近出入口位置興建兩座 2 層(7 米高)的臨時構築物，總樓面面積約 118 平方米，用作便利店及地產代理。場地的西南面將提供一個輕型貨車(3.5 米 x 7 米)的上落貨位。申請地點的營運時間為星期一至日上午八時至下午八時，包括公眾假期。

這宗規劃申請的理由為：符合規劃意向；與附近土地用途協調；為本區提供切實需要的商店及服務行業設施；更有效利用土地；同樣商店及服務行業用途之前已獲規劃許可；不會對附近地點構成不良的交通、環境、視覺及排水影響；達至規劃增益的成效；及獲社區支持。因此，申請人希望城規會批准三年的臨時用途。

## TABLE OF CONTENTS

	Page
<b>TABLE OF CONTENTS</b>	i
<b>LIST OF FIGURES</b>	i
<b>LIST OF APPENDICES</b>	ii
 <b>SUMMARY OF APPLICATION</b>	 1
 <b>1. INTRODUCTION</b>	 2
 <b>2. SITE CONTEXT</b>	 3
Location	
Existing Site Conditions	
Surrounding Land Uses	
Access	
 <b>3. LAND STATUS</b>	 3
 <b>4. PLANNING CONTEXT</b>	 4
Statutory Plan	
Previous Applications	
Similar Applications	
 <b>5. DEVELOPMENT PROPOSAL</b>	 5
Proposed Use	
Site Layout and Design	
Parking and Traffic Arrangement	
Site Operations	
Landscape and Tree Preservation Proposal	
Drainage Proposal	
Fire Service Installations Proposal	
Environmental Considerations	
 <b>6. JUSTIFICATIONS</b>	 7
In Line with the Planning Intention	
Compatible with Surrounding Land Uses	
Provide the Much Needed Shop and Services for the Local Community	
Better Utilization of Scarce Land Resources	
Approval of Similar Applications	
No Adverse Traffic Impact	
No Adverse Environmental Impact	
No Adverse Visual Impact	
No Adverse Drainage Impact	
Planning Gains	
Community Support	
 <b>7. CONCLUSION</b>	 9
 <b>LIST OF FIGURES</b>	
Figure 1            Location Plan	
Figure 2            Site Plan	
Figure 3            Plan Showing the General Area	
Figure 4            Extract from the Tai Tong Outline Zoning Plan No. S/YL-TT/20	
Figure 5            Layout Plan	
Figure 6            Landscape and Tree Preservation Proposal	



## **LIST OF APPENDICES**

Appendix A	Short Term Waiver Application to the Lands Department
Appendix B	Approved Run-in/out Proposal and Approval Letter for Compliance with Approval Condition of the Last Application
Appendix C	Approved Drainage Proposal and Approval Letter for Compliance with Approval Condition of the Last Application
Appendix D	Approved Fire Service Installations Proposal and Approval Letter for Compliance with Approval Condition of the Last Application
Appendix E	Supporting Letters

**SUMMARY OF APPLICATION**

<b>Applicant:</b>	Wo Hing Real Estate Management Limited
<b>Applied Use:</b>	Proposed Temporary Shop and Services (Convenience Store and Real Estate Agency) for a Period of Three Years
<b>Existing Use:</b>	Vacant
<b>Location</b>	Lots 4918 S.B RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories
<b>Site Area:</b>	Private Land: about 214 square metres Government Land: about 105 square metres Total: about 319 square metres
<b>Lease</b>	Block Government Lease demised as agricultural land
<b>Statutory Plan:</b>	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 gazetted on 15.12.2023
<b>Zoning:</b>	"Residential (Group D)" ("R(D)")
<b>Previous Application:</b>	A/YL-TT/581 (shop and services) – approved on 3.2.2023

## **1. INTRODUCTION**

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Wo Hing Real Estate Management Limited (the "Applicant") to the Town Planning Board (the "Board") to seek planning permission for proposed temporary shop and services (convenience store and real estate agency) (the "Proposed Development") for a period of three years at Lots 4918 S.B RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories (the "Application Site").
- 1.02 The Application Site is the subject of a previously approved application (No. A/YL-TT/581) approved by the Board on 3.2.2023 for the same use. The Board revoked the application because of the non-compliance of 2 approval conditions, i.e. the implementation of run-in/out and fire service installations (FSIs) proposals, as the Applicant is still waiting for the approval of the Short Term Waiver (STW) by the Lands Department (LandsD) for the construction of the proposed temporary structures. The implementation of run-in/out was completed and submitted for inspection by the Highways Department (HyD). The Applicant was verbally informed by the HyD that no further works is required.
- 1.03 At present, the prevailing land policy is that no new structure is permitted to be erected on the Application Site before the approval of the STW. For this reason, the implementation of the approved FSIs proposal cannot proceed in the absence of the proposed structures at the Application Site. The Applicant now seeks planning permission from the Board for the same use for another 3 years. Compared with the last application (No. A/YL-TT/581), the application boundary, applied use and development parameters remain unchanged.
- 1.04 The Application Site is located along Tai Tong Road in the centre of Shun Ching San Tsuen. It falls within an area zoned "Residential (Group D)" ("R(D)") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20. The Proposed Development falls within the broad definitions of 'Shop and Services' which is a use listed under Column 2 of the Notes of "R(D)" zone. In accordance with the OZP, uses under Column 2 may be permitted with or without conditions on application to the Board. There are 3 similar applications (Application Nos. A/YL-TT/360, 523 and 661) for temporary shop and services use within the same "R(D)" zone on the OZP, which were approved by the Board since 2015.
- 1.05 The Application Site has a total area of about 319 square metres and is currently vacant. The Application Site is located about 150m to the south of the Yuen Long Highway and 300m to the south of the Yuen Long Town Centre. With the implementation of village house developments in the vicinity in the last few years, it generated land use demand for supporting facilities like the proposed shop and services. In this connection, the Applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of 3 years.
- 1.06 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the Proposed Development and provide justifications in support of the application.

## 2. SITE CONTEXT

### Location

- 2.01 The Application Site is situated on the western side of Tai Tong Road within the area of Tai Tong, Yuen Long. It is situated approximately 150m to the south of the Yuen Long Highway and 300m to the south of the Yuen Long Town Centre. **Figure 1** shows the Application Site in its regional context.

### Existing Site Conditions

- 2.02 The Application Site covers an area of approximately 319 square metres (including 105 square metres of Government land) and is currently vacant (Please refer to the Site Plan in **Figure 2**). The Application Site is hard paved, flat and partially fenced off by 2-metre high corrugated metal sheets.

### Surrounding Land Uses

- 2.03 The areas surrounding the Application Site are predominantly village-type and low-rise residential developments. To the immediate west is the former Shung Ching Public School. To its further west is Muk Kiu Tau Tsuen. To its immediate south is an approved temporary shop and services (Application No. A/YL-TT/661) and to its further south is Shui Tsiu San Tsuen. To the northeast across Tai Tong Road is a grocery store, kindergarten and Shung Ching San Tsuen. To the further north is Sham Chung Tsuen. To serve the needs of local residents, there are many shop and services uses along Tai Tong Road. A plan showing the Application Site in the context of its local surroundings is in **Figure 3**.

### Access

- 2.04 The Application Site abuts Tai Tong Road which is well served by public transport such as public light buses, buses and taxis. The entrance to the Application Site is located on the eastern side and is about 7 metres wide and has been hard paved.

## 3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises of Lots 4918 S.B RP(Part) and 4918 RP(Part) in DD116, Tai Tong Road, Yuen Long, New Territories which demised as agricultural land. A plan showing the said lots is in **Figure 2**.
- 3.02 The subject lots are held under Block Government Lease and demised as agricultural land with a lease term expiring on 30.6.2047. There are no user restrictions in the leases apart from the standard non-offensive trade clause.
- 3.03 The subject lots are under application for STW submitted by the Applicant on 12.10.2023 (a copy of the STW application is attached in **Appendix A**). The STW

application is being processed by the LandsD. Should this application be approved, the Applicant will follow up with the LandsD on the progress of the STW application.

#### 4. PLANNING CONTEXT

##### Statutory Plan

4.01 According to the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 gazetted on 15.12.2023, the Application Site falls within the “Residential (Group D)” (“R(D)”) zone. An extract of the OZP is in **Figure 4**.

4.02 As stated in the Notes of the OZP, the planning intention of the “R(D)” zone is “to improve and upgrade existing temporary structures within the rural areas through the 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.”

4.03 In accordance with the Notes attached to the OZP, the proposed use, i.e. shop and services, is a Column 2 use of “R(D)” zone which requires planning permission from the Board. Temporary use of land or building not exceeding a period of 3 years also requires permission from the Board.

##### Previous Applications

4.04 The Application Site is the subject of a previously approved application (No. A/YL-TT/581) approved by the Board on 3.2.2023 for the same shop and services use and part of the Application Site is the subject of 2 previous planning applications (Nos. A/YL-TT/126 and 238). The details of these applications are shown in **Table 4.1** below:

**Table 4.1 Previous Applications**

Application No.	Applied Use	TPB's Decision
A/YL-TT/126	Extension of School Building	Approved on 15.3.2002
A/YL-TT/238	Temporary Recyclable Collection Centre (Including Plastic Goods, Paper and Metal) for a Period of 3 Years	Rejected on 13.3.2009
A/YL-TT/581	Proposed Temporary Shop and Services for a Period of 3 Years	Approved on 3.2.2023

##### Similar Applications

4.05 The area to the immediate south of the Application Site within the same “R(D)” zone has been approved for shop and services use for 3 times. The details of these applications are shown in **Table 4.2** below:

**Table 4.2 Similar Applications**

<b>Application No.</b>	<b>Applied Use</b>	<b>Date of Approval</b>
A/YL-TT/661	Temporary Shop and Services with Ancillary Office for a Period of 3 Years	20.9.2024
A/YL-TT/523	Temporary Shop and Services with Ancillary Office for a Period of 3 Years	10.9.2021
A/YL-TT/360	Proposed Temporary Shop and Services (Retail Shop for Refrigeration Equipment) with Ancillary Office for a Period of 3 Years	23.10.2015

## 5. DEVELOPMENT PROPOSAL

### Proposed Use

- 5.01 The Applicant seeks planning permission to use the Application Site for the proposed temporary shop and services (convenience store and real estate agency) for a period of 3 years. The purpose of the Proposed Development is to provide daily necessities such as snacks, drinks, dairy products and real estate agency service for the nearby neighbourhood and workers.

### Site Layout and Design

- 5.02 As indicated on the Layout Plan in **Figure 5**, the Application Site will consist of two 2-storey (7m) temporary structures with a total floor area of 118m<sup>2</sup> for using as convenience store and real estate agency. They are placed near the site entrance at the east of the Application Site. A loading/unloading space for the light goods vehicle (3.5m x 7m) will be provided at the southwest of the Application Site.
- 5.03 The Application Site will be fenced off by corrugated metal sheets approximately 2 metres high. The existing vehicular entrance, which is located along the site boundary to its east and fronting Tai Tong Road, is about 7 metres wide and has been hard-paved.

### Parking and Traffic Arrangement

- 5.04 The Application Site is located within walking distance of the nearby village settlements. For people who are from outside of the neighbourhood, they can make use of the public transportation network, such as mini-bus, bus, taxi to the Application Site. A loading/unloading space for the light goods vehicle (3.5m x 7m) will be provided at the southwest of the Application Site. The existing run-in/out of 7m wide has been provided to the east of the site (**Appendix B**) and HyD advised that no further works for the run-in/out is required. Sufficient space for manoeuvring of vehicle is allowed throughout the Application Site such that no waiting or queuing of goods vehicle will arise under any circumstances. There will be a maximum of 2 vehicular trips per day for the light goods vehicle to deliver the commodities to the Application Site.

### **Site Operations**

- 5.05 The Proposed Development is targeted to serve walk-in customers from the nearby local villages and workers in the surrounding. The proposed hours of operation at the Application Site are restricted between 8:00 am to 8:00 pm from Mondays to Sundays, including Public Holidays.

### **Landscape and Tree Preservation Proposal**

- 5.06 According to a recent site inspection, there is a tree within the Application Site (see **Figure 6**). The existing tree will be retained and 2 new trees will be planted at the northwest of the Application Site. The proposed tree species is *Ficus Microcarpa*, which grow to a mature height of 4 to 5 metres, with a canopy span of about 5 metres in diameter.

### **Drainage Proposal**

- 5.07 An existing drainage system is in place to collect surface runoff from the Application Site, including perimeter U-channels along the site boundary and catch pits with sand traps, which will then be diverted to the existing drains. The submission and implementation of the drainage proposal were approved by Drainage Services Department (DSD) for the last application (No. A/YL-TT/581) (see **Appendix C**) and the Applicant will maintain the existing drainage facilities on site.

### **Fire Service Installations Proposal**

- 5.08 The FSIs proposal was approved by the Fire Services Department (FSD) for the last application (see **Appendix D**). Upon obtaining approval of the STW from the LandsD and construction of the temporary structures, the Applicant will provide the FSIs to the satisfaction of FSD.

### **Environmental Considerations**

- 5.09 The entire site has been hard-paved to avoid fugitive dust impacts from the manoeuvring of vehicles. The following measures will also be adopted to minimize any potential impact on surrounding areas:
- (a) Provision of 2-metre high fencing around the Application Site to minimize the visual impact of the Proposed Development;
  - (b) Maintaining and providing landscaping at the northwest of the Application Site;
  - (c) Maintaining the drainage facilities around the Application Site; and
  - (d) No workshop activities will be carried out within the Application Site.

## **6. JUSTIFICATIONS**

### **In Line with the Planning Intention**

- 6.01 The Proposed Development falls within the broad definitions of 'Shop and Services', which is a use listed under Column 2 of the "R(D)" zone on the Tai Tong OZP. The Proposed Development aims to provide daily necessities and real estate agency services within walking/short distances for the local villagers/residents/workers in this area. Although the Application Site will be used for residential developments in the long term, temporary use of the site for 'Shop and Services' use will provide convenience for the locals and would not contravene the planning intention of "R(D)" zone. In addition, the owners of the Application Site have no immediate plan to redevelop their property for residential purpose. Given the Application Site would be subject to traffic noise from the adjoining Tai Tong Road, allowing amalgamation of sites would be required to provide necessary set back and/or noise mitigation measures. Time is required to negotiate with adjoining landowners to work out a workable residential development scheme in line with the planning intention of the "R(D)" zone.

### **Compatible with Surrounding Land Uses**

- 6.02 The Application Site is located along Tai Tong Road in the centre of Shun Ching San Tsuen. This section of Tai Tong Road has already been developed into various types of retail and service uses, such as retail shops for refrigeration equipment/parts, kindergartens, local provision stores, real estate agencies, etc. The surrounding areas mainly comprise villages, low-rise residential developments, fallow agricultural land, ex-school site and shop and services uses. The Proposed Development comprises 2 storey temporary structures only and is small-scale, which is considered compatible with the surrounding land uses.

### **Provide the Much-Needed Shop and Services for the Local Community**

- 6.03 The Application Site conveniently abuts Tai Tong Road. With the implementation of village house developments in the vicinity in the last few years, the daily necessities for local villagers/residents are in great demand. The Proposed Development would offer the much-needed shops and services within walking distance for the local villagers/residents, especially those from Muk Kiu Tau Tsuen, Shui Tsiu San Tsuen, Sham Chung Tsuen, and Shung Ching San Tsuen.

### **Better Utilization of Scarce Land Resources**

- 6.04 The Application Site is a piece of flat land and conveniently abuts Tai Tong Road. The Proposed Development would take full advantage of the location and the exceptional physical state of the Application Site i.e., directly abutting Tai Tong Road. By allowing the Proposed Development, land use optimization and concentration of compatible uses in a suitable location could be achieved. Besides, the Proposed Development is considered fully commensurate with its local geographical setting and



ideal to attain utmost land use maximization without giving rise to detrimental impacts on the environment.

#### **Approval of Similar Applications**

- 6.05 The Board previously approved similar uses immediately to the south of the Application Site within the same “R(D)” zone (as mentioned in Paragraph 4.05). The Board’s decision to approve similar applications indicates that the Proposed Development is acceptable within the “R(D)” zone.

#### **No Adverse Traffic Impact**

- 6.06 There will be no adverse traffic impact as the target customers will be mainly local villagers/residents or workers in the area and are expected to visit the Application Site on foot. The Application Site is well served by public transportation with bus, mini-bus, taxi running along Tai Tong Road. No visitor parking will be provided within the site. It is anticipated a maximum of 2 trips for the light goods vehicle to deliver the goods per day only. Adequate loading/unloading and manoeuvring space will be provided within the site. In this connection, there will be no vehicles waiting or queuing up at Tai Tong Road under any circumstances. No adverse traffic impact is anticipated.

#### **No Adverse Environmental Impact**

- 6.07 The Proposed Development is only a convenience store and real estate agency. It will not cause any adverse environmental impact on the locality as the Proposed Development is designed as such to keep most of the activities indoor and the potential noise disturbance will be confined to the inside of the temporary structures. The enclosed design constitutes an insignificant environmental impact on the surrounding areas, as possible disturbing factors, such as chatting, will be drowned out. In addition, the operation hours of the Application are restricted from 8:00 am to 8:00 pm daily. With the Application Site already being hard-paved and of a relatively small scale, it is anticipated that the Application Site would not generate adverse noise and air pollution.

#### **No Adverse Visual Impact**

- 6.08 Given consideration of the local context surrounding the Application Site, the scale of the Proposed Development is minimal, which accommodates only two 2-storey temporary structures with a height profile of not more than 7m. This building height profile is similar to the surrounding 2 to 3-storey village houses and temporary structures.

#### **No Adverse Drainage Impact**

- 6.09 The Application Site has been provided with periphery drainage channels to collect surface runoff to the satisfaction of DSD for the last application. The Applicant will maintain the existing drainage facilities and no adverse drainage impact is anticipated.

### **Planning Gains**

- 6.10 The Proposed Development would meet the needs of the local villagers/residents in the Tai Tong area. It would also bring in economic activities and hence employment opportunities in the area. Since the scale of development is small and the Proposed Development abuts a major road, the Proposed Development would provide convenient access for people in Tai Tong, and social and economic benefits to the community at large. In this regard, the Proposed Development is considered a planning gain for the general public and the local community.

### **Community Support**

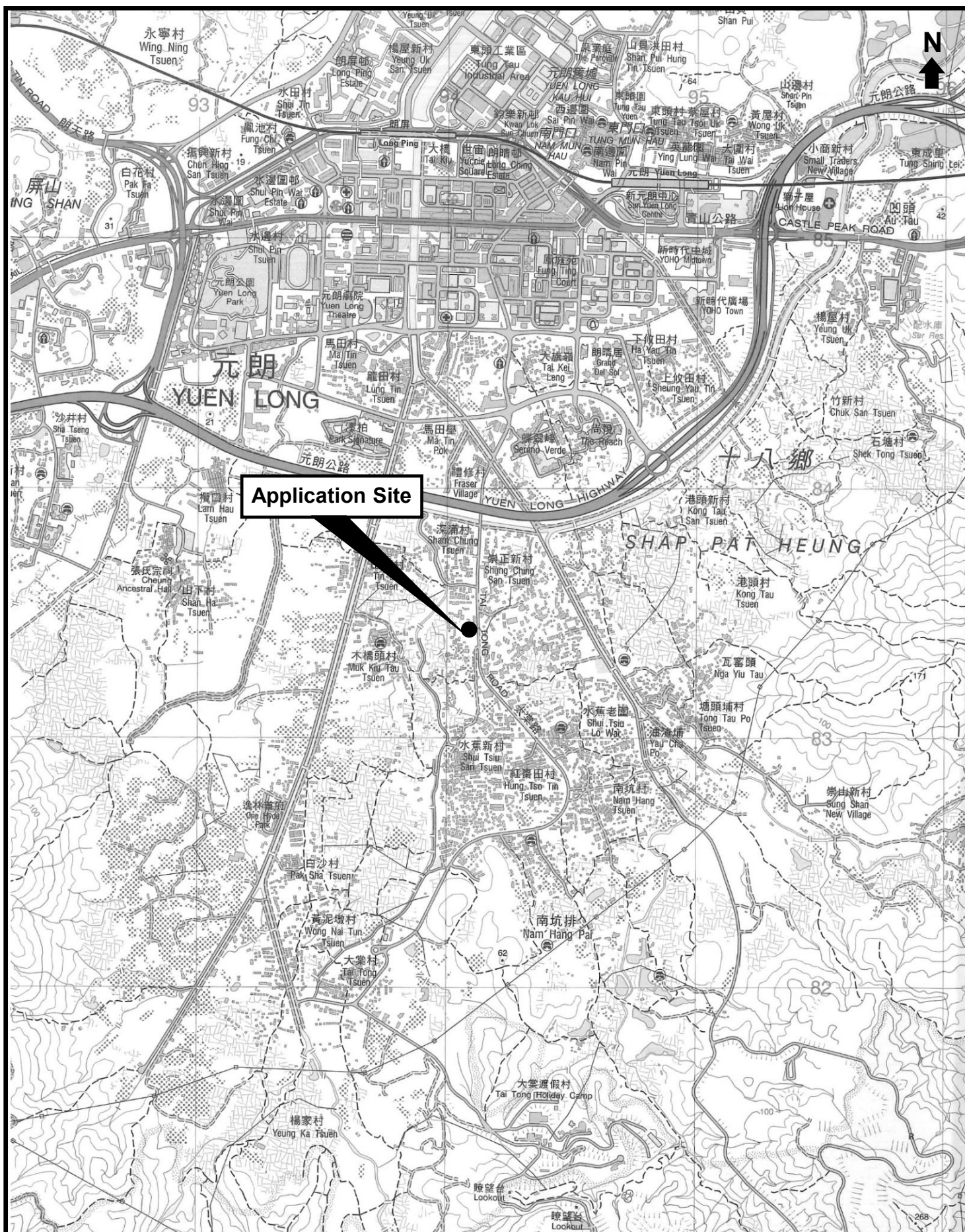
- 6.11 The Proposed Development is targeted to serve local villagers/residents and workers in the area. As the Proposed Development will offer the much-needed shop and services within walking distance, it is welcomed by the local population and community (see **Appendix E**).

## **7. CONCLUSION**

- 7.01 The Applicant seeks the Board's permission to use the Application Site for temporary shop and services (convenience store and real estate agency) for a period of 3 years. Given that the Application Site is conveniently abutting Tai Tong Road, the Application Site is considered suitable for the proposed use in terms of its physical characteristics, location, and surrounding land uses.
- 7.02 The Proposed Development is in line with the planning intention of "R(D)" zone under which 'Shop and Services' is a Column 2 use. As the owners of the Application Site have no immediate plan to redevelop their property for residential purpose and the proposed use is temporary, the Proposed Development would not frustrate the planning intention of the "R(D)" zone.
- 7.03 The Proposed Development is relatively small-scale and it will not generate any adverse traffic, environmental, or drainage impacts on the surrounding areas. The proposed use would also bring in economic activities and create employment opportunities in the area.
- 7.04 Based on the reasons outlined above, the Applicant respectfully requests that the Board give favourable consideration and approve this application for 3 years.

Top Bright Consultants Ltd.  
July 2025





Top Bright Consultants Ltd.

Extract Plan Based on Map  
Series HM20C of Sheet 6

## Location Plan

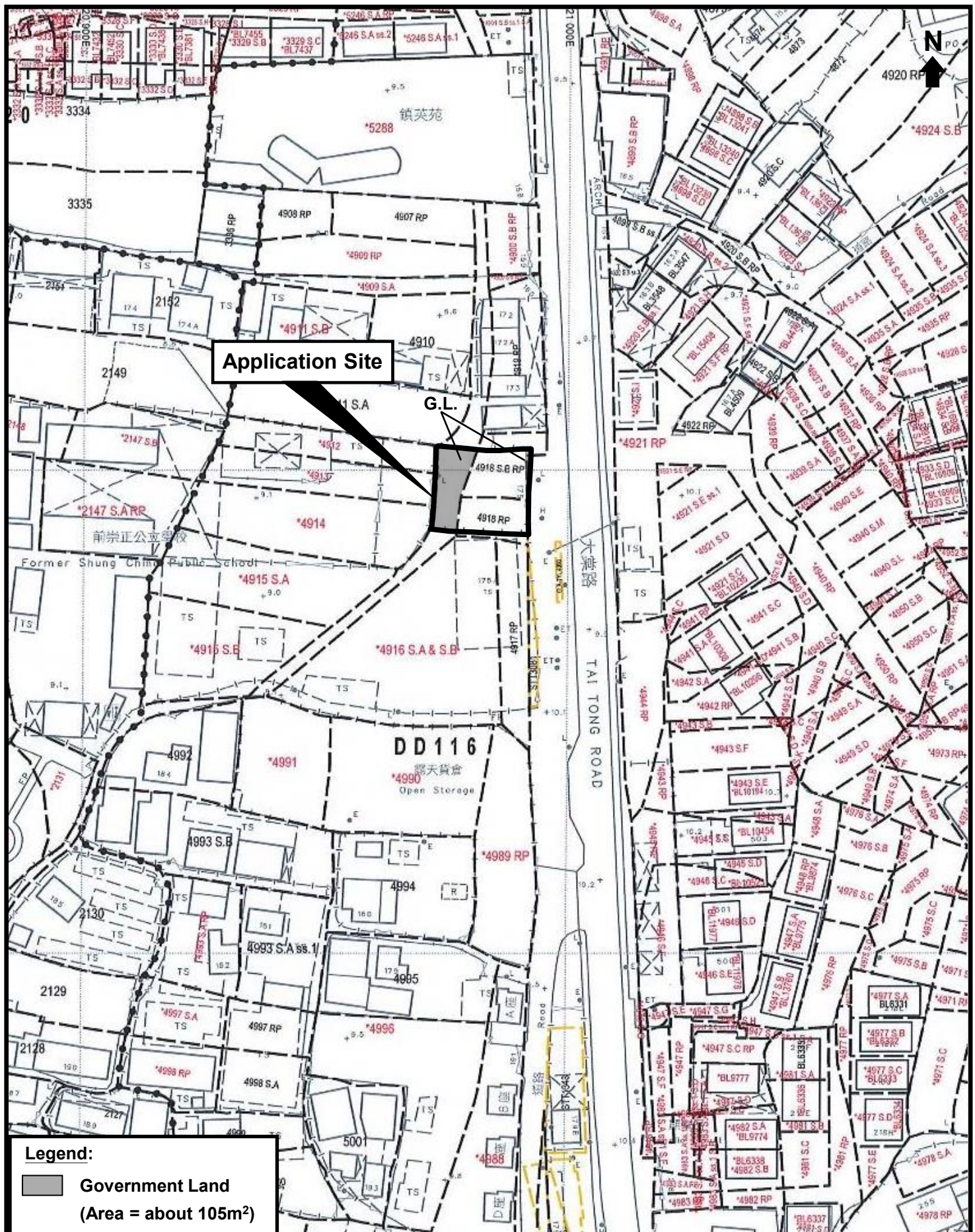
Scale 1 : 20 000

## FIGURE 1

For Identification Purpose

Date: 2.7.2025





 **Top Bright Consultants Ltd.**

Extracted from Lot Index Plan  
Nos. 6-NW-14D, 15C, 19B & 20A

## Site Plan

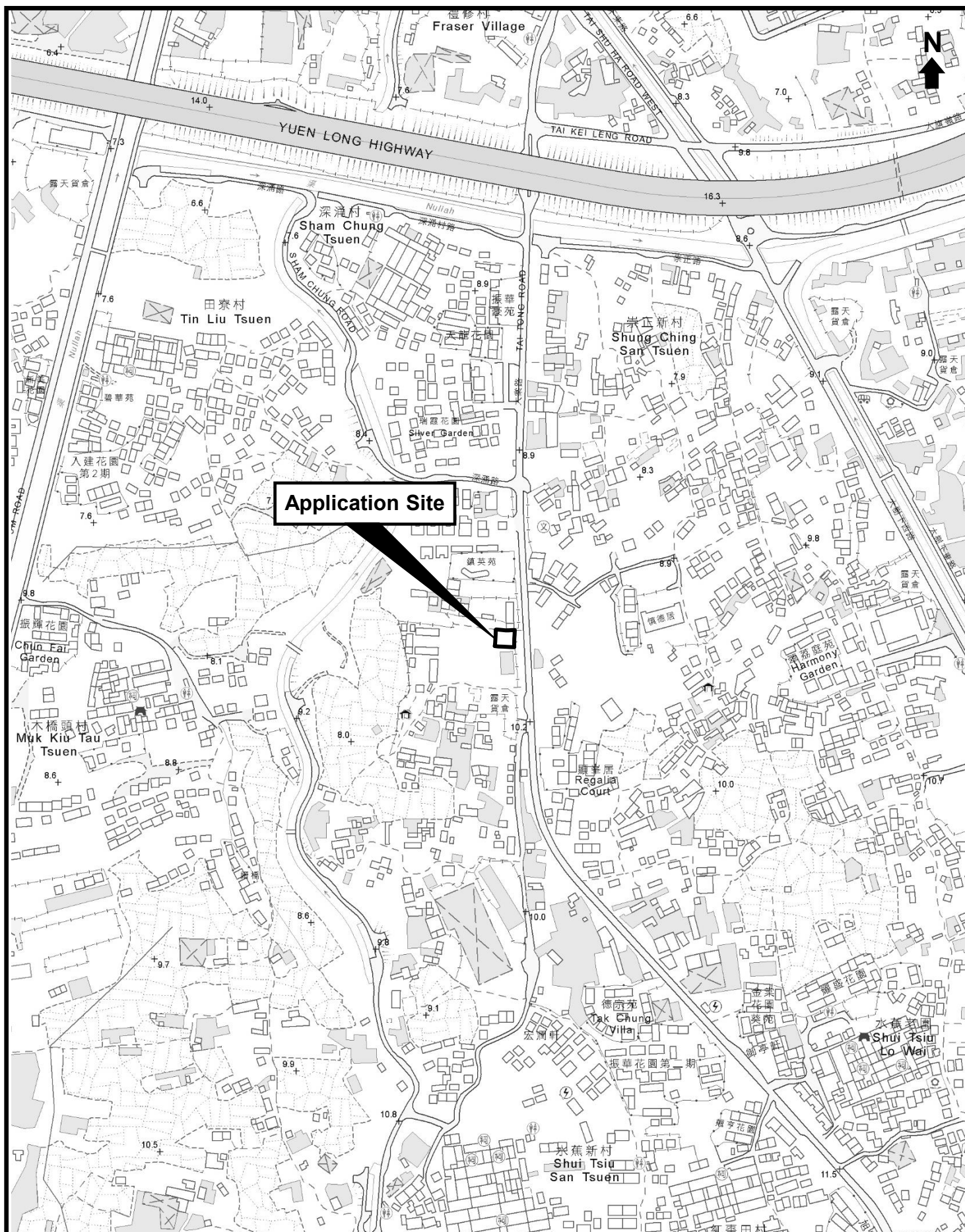
Scale 1 : 1 000

## FIGURE 2

For Identification Purpose

Date: 2.7.2025





**Top Bright Consultants Ltd.**

Extracted Plan Based on Map  
Series HP5C of Sheet No.  
6-NW-D

## Plan Showing the General Area

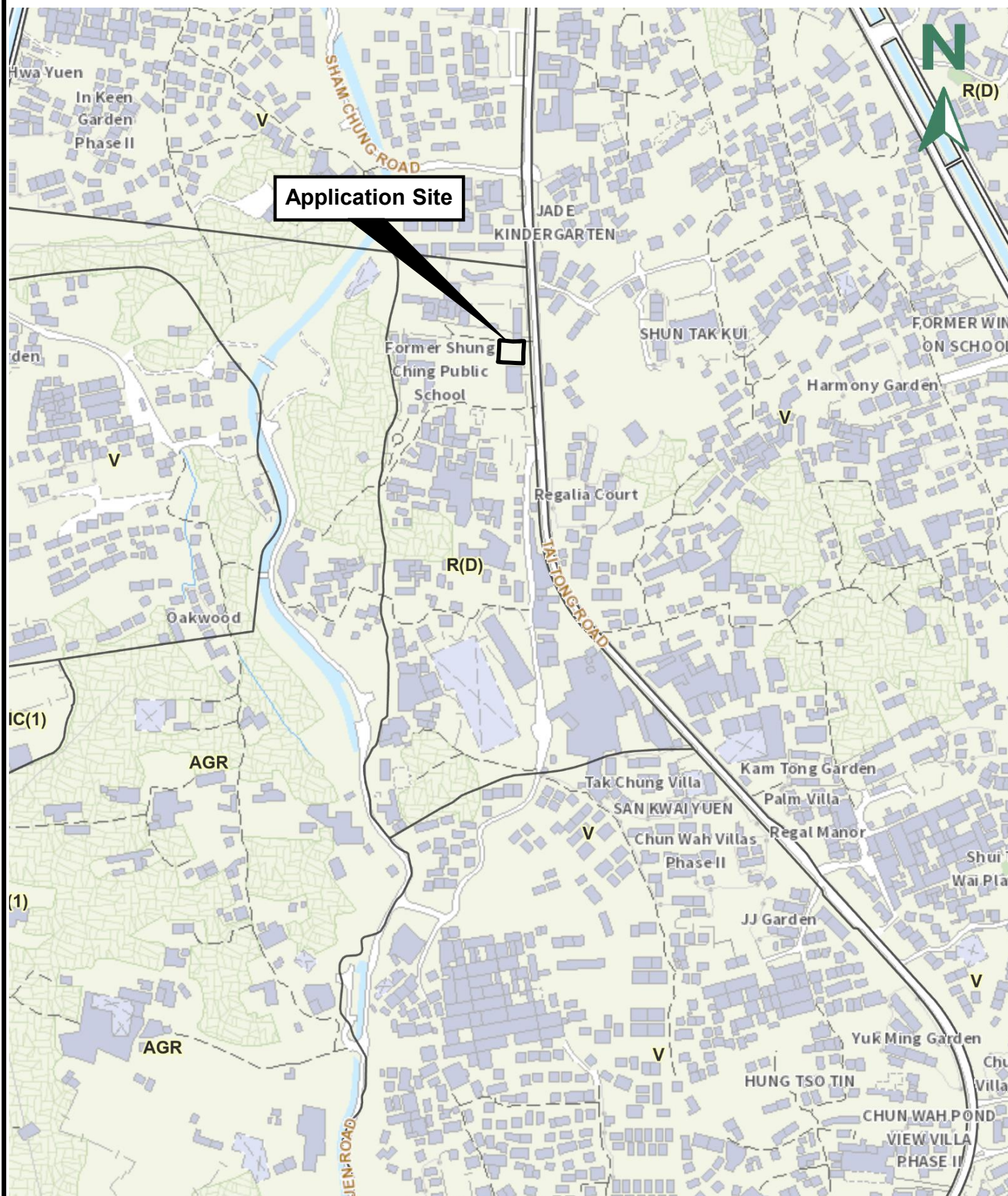
Scale 1 : 5 000

## FIGURE 3

For Identification Purpose

Date: 2.7.2025



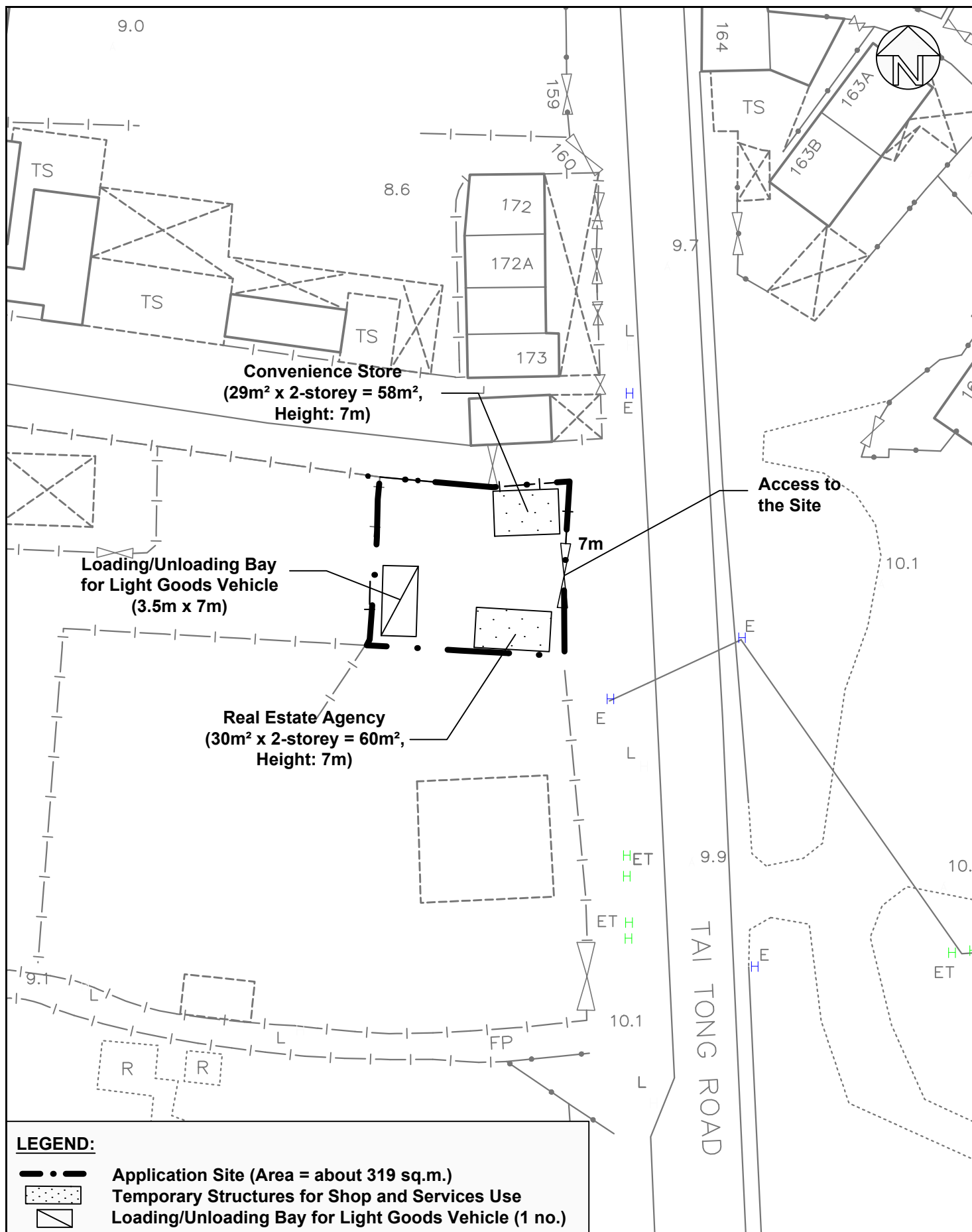


Extract from Tai Tong Outline Zoning Plan No.  
S/YL-TT/20 gazetted on 15.12.2023

**FIGURE 4**

For Identification Purpose

Date: 2.7.2025



Top Bright Consultants Ltd.

Drawing No. :TB/25/863/05

## Layout Plan

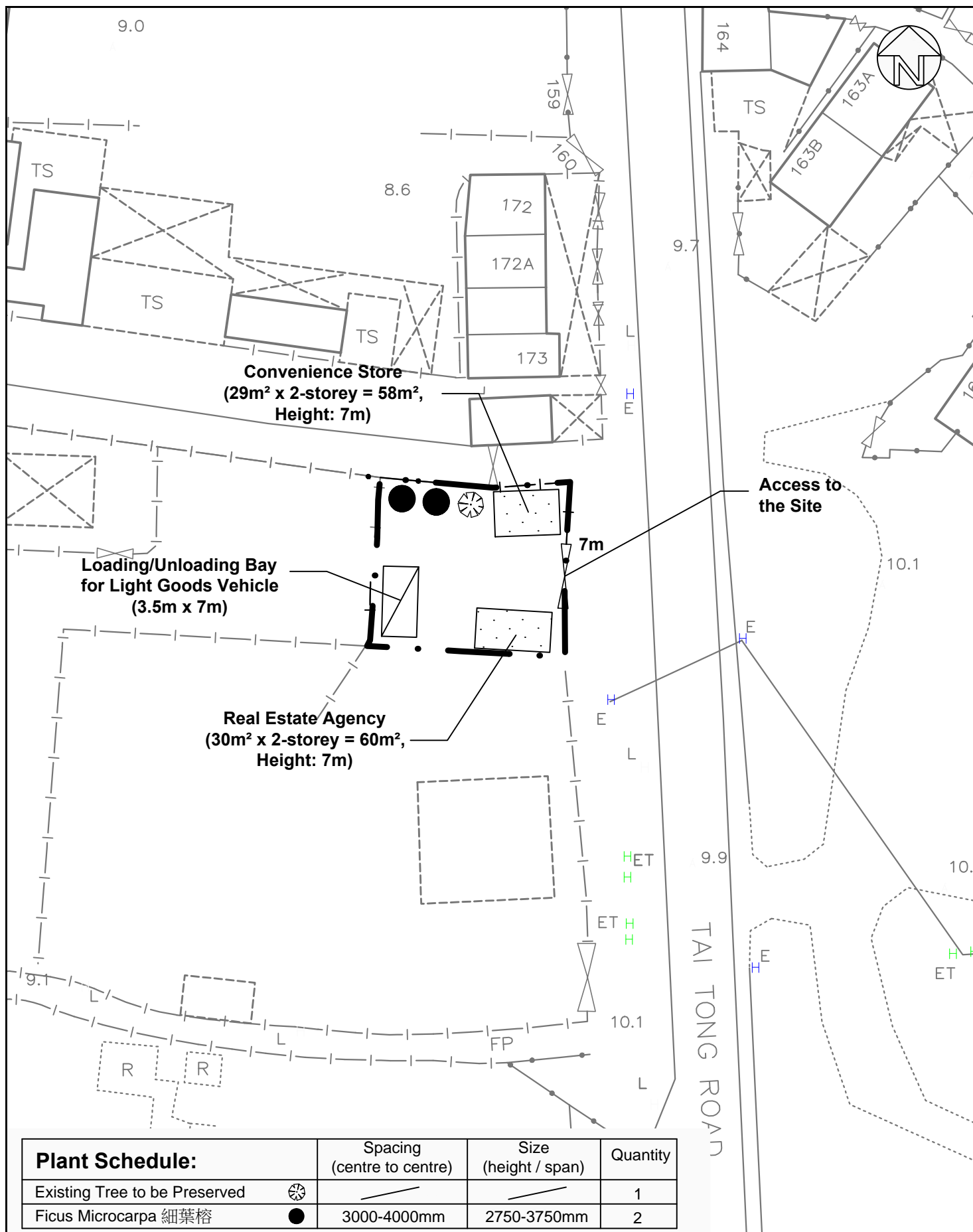
Lots 4918S.B RP(Part), 4918RP(Part) and  
Adjoining Government Land in DD116,  
Tai Tong Road, Yuen Long, N.T.

## FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 2.7.2025

Scale: 1 : 500 (A4)



Top Bright Consultants Ltd.

Drawing No. :TB/25/863/06

## Landscape and Tree Preservation Proposal

Lots 4918S.B RP(Part), 4918RP(Part) and  
Adjoining Government Land in DD116,  
Tai Tong Road, Yuen Long, N.T.

## FIGURE 6

FOR IDENTIFICATION PURPOSE

Date: 2.7.2025

Scale: 1 : 500 (A4)



## **Appendix A**

---

### **Short Term Waiver Application to the Lands Department**

新界元朗橋樂坊 2 號  
元朗政府合署 9 至 11 樓  
地政總署  
元朗地政處



敬啟者：

**新界元朗大棠路丈量約份第 116 約  
地段第 4918 S.B RP(部份)及 4918 RP(部份)  
申請短期豁免書用作「臨時商店及服務行業」用途**

「和興物業管理有限公司」(Wo Hing Real Estate Management Ltd.) (商業登記證號碼：59456171-000-02-23-8) 為丈量約份第 116 約地段第 4918 S.B RP 的註冊業主及 4918 RP 的註冊業主授權人。城市規劃委員會於 2023 年 2 月 17 日發出規劃許可(規劃許可編號:TPB/A/YL-TT/581)，批准標題地段用作「臨時商店及服務行業」用途(為期三年)。現謹申請短期豁免書(下稱「豁免書」)，豁免在上述地段規管契約所載的用途限制，俾使上述地段蓋搭臨時搭建物作「臨時商店及服務行業」用途。

為方便 貴署考慮是項申請，茲付上下列文件，以供參考：

- (a) 土地註冊處土地登記冊物業資料(附件 1)
- (b) 申請人的公司註冊證明書及商業登記證影印本(附件 2)
- (c) 申請地點的相關圖則(附件 3)
- (d) 城市規劃委員會規劃許可 TPB/A/YL-TT/581 有關資料(附件 4)
  - 城市規劃委員會發出的規劃許可通知書(附件 4a)
  - 建議發展計劃(附件 4b)
- (e) 土地的註冊業主授權書(附件 5)

本公司現明確保證及聲明，以上提供藉以支持本公司的申請的資料真確無訛。

本公司明確表示知悉，本公司知道並接受貴署會根據本公司提供的資料批出所申請的豁免書。倘發現該等資料屬虛假或有誤導性，貴署會立即取消豁免書。

本公司並明確表示知悉，地政總署在處理本公司的上述申請時，會使用本公司在本豁免書申請表格上提供的個人資料。提供本申請表格所要求的個人資料純屬自願。本公司明白，本公司如不提供足夠的資料，地政總署可能無法處理本公司的申請。

本公司現授權地政總署，向獲該署憑其絕對的酌情決定權認為適當的政府部門及任何其他團體、組織或人士，披露本公司在本申請表格上提供的個人資料。以獲取在政策上或任何其他方面視為與本公司的申請有關的資料。

本公司進一步授權、指示及要求任何由地政總署接洽的政府部門或其他團體，提供任何及所有該署要求的資料。

如有任何問題，請與本公司洪勝業先生(電話：[REDACTED])聯絡。

申請者簽署：

李流又



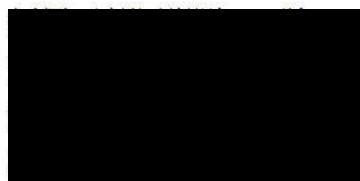
申請者名稱：

和興物業管理有限公司

聯絡人姓名：

洪勝業

通訊地址：



電話號碼：

傳真號碼：

日期：

2023 年 10 月 3 日

連附件

## **Appendix B**

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### **Approved Run-in/out Proposal and Approval Letter for Compliance with Approval Condition of the Last Application**



## 規 劃 署

屯門及元朗西規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署 14 樓



By Post and Fax [REDACTED]  
**Planning Department**

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.  
Hong Kong

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-TT/581  
電話號碼 Tel. No. : 2158 6201  
傳真機號碼 Fax No. : 2489 9711

21 February 2024

Top Bright Consultants Limited  
Room 103,  
300 Kung Um Road,  
Yuen Long, New Territories  
(Attn.: Adam CHOW)

Dear Sir,

**Compliance with Approval Condition (a)**  
**Planning Application No. A/YL-TT/581**

I refer to your submission dated 14.2.2024 for compliance with the captioned approval condition (a) on the submission of a run-in/out proposal. The Highways Department (HyD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **APPENDIX**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. CHENG Wun-chee (Tel: 2762 3947) of HyD or the undersigned.

Yours faithfully,

(Bosco YUNG)  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.  
CHE/NTW, HyD (Attn.: Mr. CHENG Wun-chee)

Internal  
CTP/TPB (2)

ET/BY/by

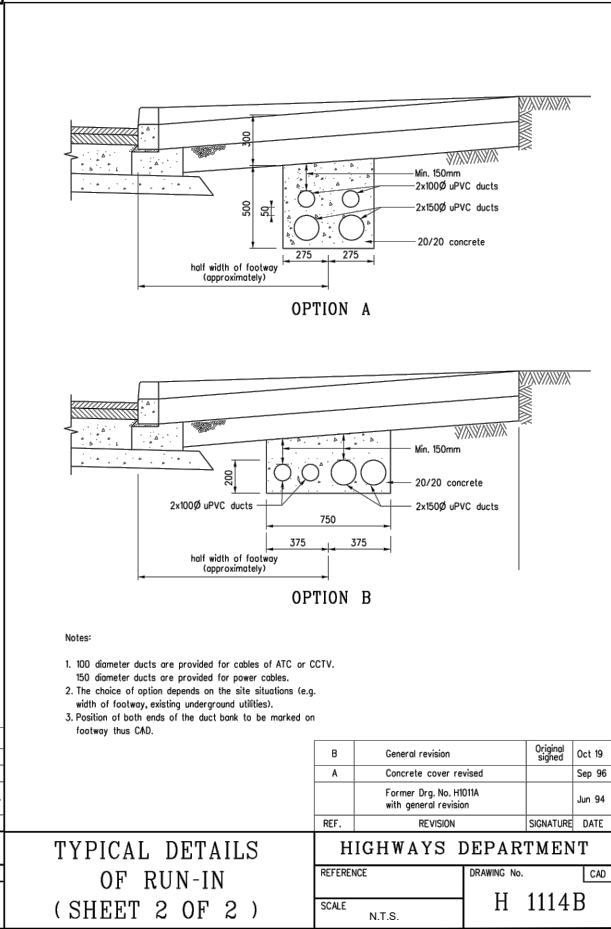
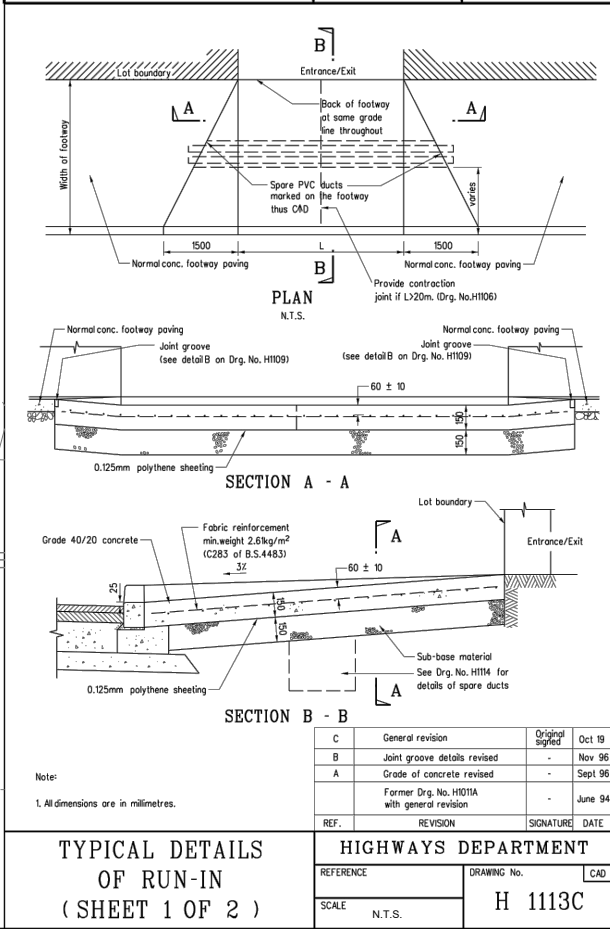
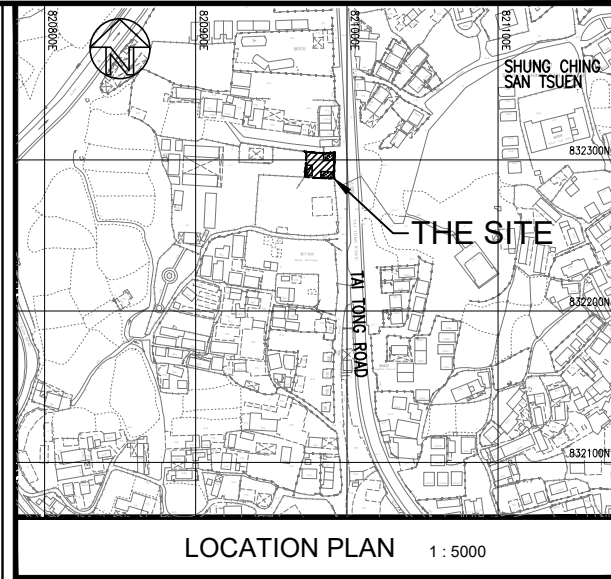
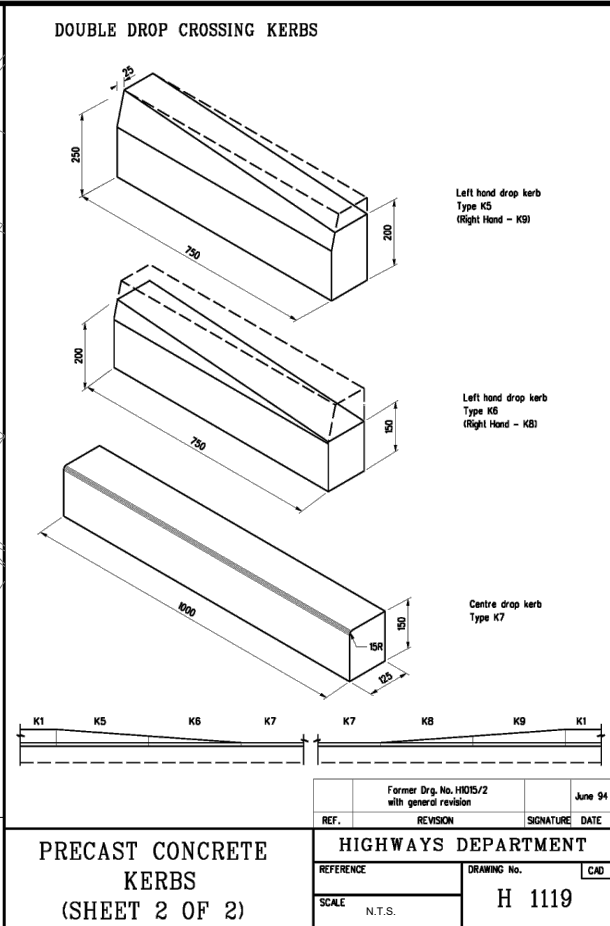
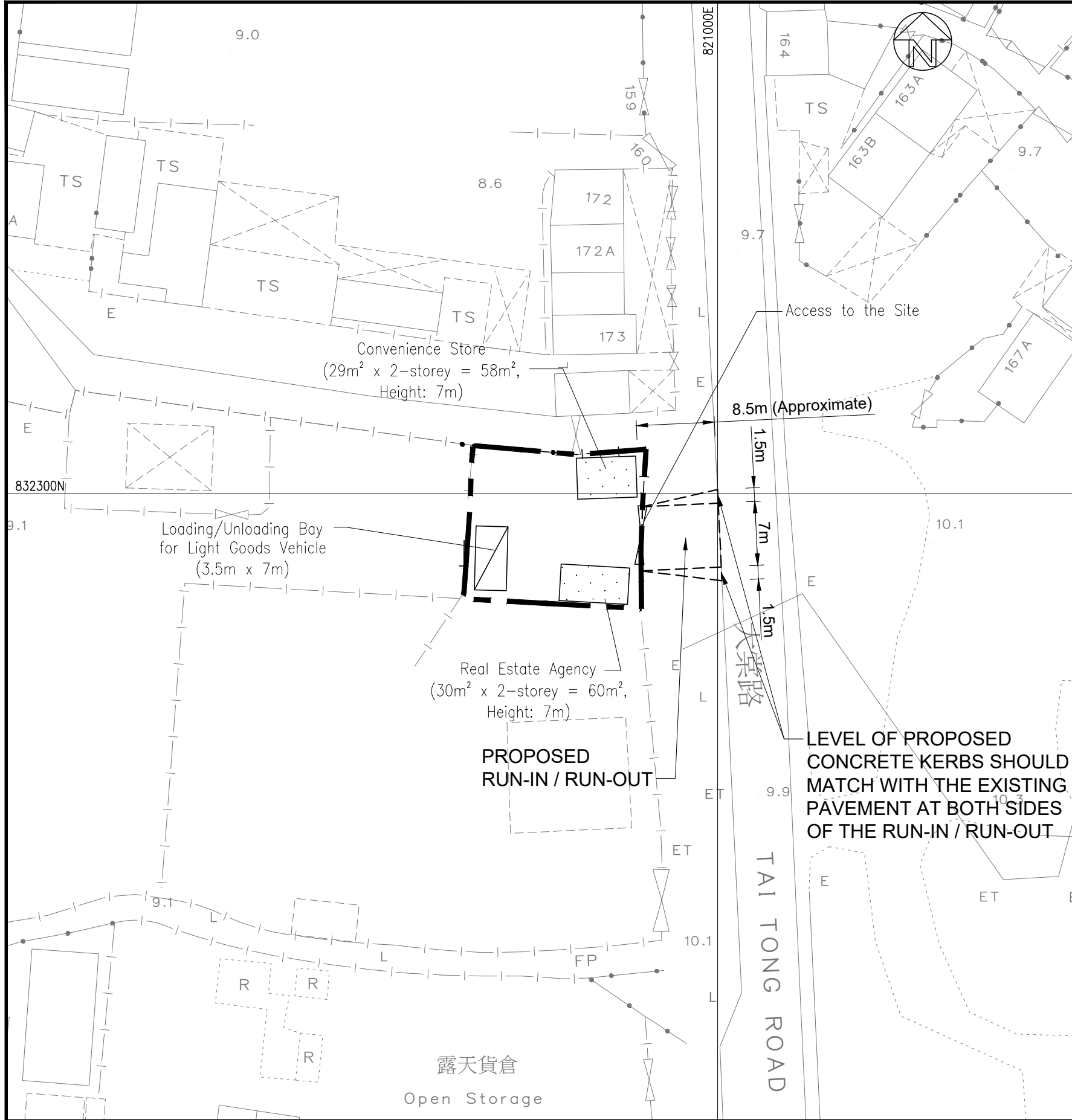
透過規劃工作，使香港成為一個宜居、具競爭力和可持續發展的亞洲國際都會  
We plan to make Hong Kong a Liveable • Competitive • Sustainable ASIA'S WORLD CITY

## APPENDIX

### Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD)

---

- i) The run-in/out should follow HyD Standard Drawing H1113 and H1114.
- ii) Cross-road ducts should follow HyD Standard Drawing H1114 with "C↑D" marks engraved on both sides of run-in/out indicating the alignment of cross-road ducts.
- iii) The applicant should provide photos of hidden works (e.g. depth and number of cross-road ducts, concrete surround, etc.) for arranging handing over inspection with HyD.
- iv) The applicant should provide records of construction materials (e.g. grade of concrete used, etc.) for arranging handing over inspection with HyD.
- v) Defects should be rectified at the applicant's expenses to the standards and satisfactions of HyD before handing over.



LEGEND:

- APPLICATION SITE
- LOADING / UNLOADING SPACE

PROJECT  
PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS AT LOTS 4918 S.B RP (PART) AND 4918 RP (PART) IN D.D. 116 AND ADJOINING GOVERNMENT LAND, TAI TONG ROAD, YUEN LONG, N.T.

TITLE  
PROPOSED RUN-IN / RUN-OUT

何田顧問工程師有限公司  
HO TIN & ASSOCIATES  
CONSULTING ENGINEERS LIMITED

SCALE  
1:500 OR  
AS SHOWN - A3

DRAWING No.  
HT23097/RD01

**HIGHWAYS DEPARTMENT****NEW TERRITORIES REGION**

2nd floor Ho Man Tin Government Offices,  
88, Chung Hau Street, Ho Man Tin, Kowloon.

Web Site : <http://www.hyd.gov.hk>

By Fax and Post



路政署

新界區

九龍何文田忠孝街 88 號

何文田政府合署二樓

網址 : <http://www.hyd.gov.hk>

[1G5AH]

本署檔號 Our Ref.: (1G5AG) in HyD NT/13-8/1/28-YL  
來函檔號 Your Ref.: 22/791/L16  
電話 Tel. No.: 3526 0517  
圖文傳真 Fax No.: 2714 5228

14 April 2025

Top Bright Consultants Limited  
300 Kung Um Road,  
Yuen Long, N.T.,  
Hong Kong

(Attn.: Mr. LO Ming Kong)

Dear Sir,

**Submission of Photo Record of Defect Rectification for Proposed Temporary Shop and Services (Convenience Store and Real Estate Agency) for a Period of Three Years in "Residential (Group D)" ("R(D)") zone at Lots 4918 S.B RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories (TPB Application No. A/YL-TT/581)**

**Submission of As-built Records**

I refer to your letter dated 9 April 2025. Please be advised that we have no further comment on the defect rectification works.

2. You are reminded to submit the following as-built records:-

- (a) A RR3 form detailing your project information and as-built information (refer to **Annex A**);
- (b) As-constructed drawings list (hard copy and electronic file in MS excel format);
- (c) As-constructed drawings (electric files in DGN and PDF formats stored in CD).

3. A maintenance period of **one year** would be started from 10 March 2025 (i.e. the final checking date on the last defect rectified). Please be reminded to arrange another inspection with us by the end of the maintenance period to examine the road conditions and determine if any more follow-up actions shall be required.

Yours faithfully,

(LO Pui U)

for Chief Highway Engineer/NT West  
Highways Department

/2...





**c.c.**

AC for T/NT, TD

Fax: 2381 3799

**Internal** ME/YL(E), MSIOW/YL, SIO1/NTW, DAIOW/G(5)  
Cc to file HyD NT/13-8/1/28-CB

Encl.

## **Appendix C**

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### **Approved Drainage Proposal and Approval Letter for Compliance with Approval Condition of the Last Application**

## 規 劃 署

屯門及元朗西規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署 14 樓



By Post and Fax [Redacted]

## Planning Department

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.  
Hong Kong

來函檔號 Your Reference 22/791/L05  
本署檔號 Our Reference ( ) in TPB/A/YL-TT/581  
電話號碼 Tel. No. : 2158 6298  
傳真機號碼 Fax No. : 2489 9711

21 November 2023

Top Bright Consultants Limited  
Room 103,  
300 Kung Um Road,  
Yuen Long, New Territories  
(Attn.: Adam CHOW)

Dear Sir,

### **Compliance with Approval Condition (c) Planning Application No. A/YL-TT/581**

I refer to your submission dated 24.5.2023 for compliance with the captioned approval condition (c) on the submission of a drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **APPENDIX**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. CHAU Nai-yin (Tel: 2733 7781) of FSD.

Yours faithfully,

( Ophelia WONG )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.  
CE/MN, DSD (Attn.: Mr. Jeff TSE)

Internal  
CTP/TPB (2)  
OW/BY/by

## **APPENDIX**

### Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

- i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- ii) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- iii) The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas. Besides the existing gate at the entrance, adequate opening should be also provided at walls or hoarding are erected or laid along the site boundary to intercept the existing overland flow passing through the site.
- iv) The applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.
- v) The existing 300 u-channel, to which the applicant proposed to discharge the storm water from the subject site was not maintained by this office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works.

Drainage Proposal

for Planning Application No. A/YL-TT/581

for Proposed Temporary Shop and Services (Convenience Store and  
Real Estate Agency) for a Period of 3 Years

at Lots 4918 S.B RP(Part) and 4918 RP(Part) in D.D. 116 and  
Adjoining Government Land (GL), Tai Tong Road, Yuen Long,  
New Territories

(HT23033)

May 2023

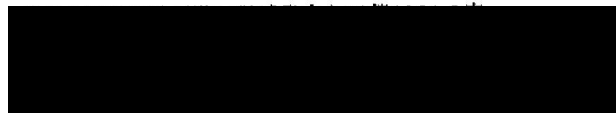
**Planning Consultant: Top Bright Consultants Limited**

**Drainage Consultant:**

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何田顧問工程師有限公司  
**HO TIN & ASSOCIATES**  
CONSULTING ENGINEERS LIMITED

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## **1. Background**

- 1.1 In compliance with the approval condition (c) of the Planning Application No. A/YL-TT/581 for a Proposed Temporary Shop and Services (Convenience Store and Real Estate Agency) for a period of 3 years in “Residential (Group D)” (“R(D)”) Zone in Tai Tong Road, Yuen Long, New Territories, Messrs. Ho Tin & Associates Consulting Engineers Limited was appointed to prepare a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

## **2. Approach to Prepare this Proposal**

- 2.1 This Drainage Proposal finds out the existing stormwater drains, streamcourses and pipes, etc. within or in the vicinity of the subject site and ensures no disturbance on these streams and drains by obstructing them or making them smaller. Besides, a drainage network with proper discharge point will be proposed to collect and convey surface runoff on the subject site to a proper discharge point. It will also ensure the flow from the subject site will not overload the existing drainage system.
- 2.2 This Drainage Proposal is prepared in line with the “Technical Note to prepare a Drainage Submission (relating to application for temporary change of land use such as temporary storage areas, car parks, workshops, small factories, etc. under S.16 of the Town Planning Ordinance)” issued by Drainage Services Department in November 2001.






## **3. The Subject Site and Development**

- 3.1 The subject site comprises of Lots 4918 S.B RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories. It is located on the west side of Tai Tong Road with a total site area of about 319m<sup>2</sup>. It falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/18. A Site Location Plan is shown in **Drawing No. HT23033/DD/01**.
- 3.2 The proposed development consists of proposed temporary shop and services (convenience store and real estate agency) for a period of three years.






#### **4. Existing Drainage Conditions of the Site**

- 4.1 The subject site is now vacant and completely paved with concrete and fenced off. It is bounded by existing developments with open channels on the southern, western and northern sides. Surface runoff would only run across the boundary into the subject site from the nearest side footpath of Tai Tong Road to its east. There is a gap at the bottom of the existing gate of the subject site abutting on the footpath of Tai Tong Road such that surface runoff from the east toward the subject site would not be obstructed at anytime.
- 4.2 The subject site is now served by 225mm U-channels at 1 in 200 gradient along the southern, western and northern site boundary. The three existing peripheral channels collect surface runoff of the subject site including those flow into the subject site from the footpath of Tai Tong Road. The existing drainage system of the subject site is shown in **Drawing No. HT23033/DD/02**.
- 4.3 The existing drainage system of the subject site discharges its flow into the existing 300mm U-channels with a gradient not less than 1 in 140 of the adjacent development to its south. The subject adjacent development is also owned and managed by the same applicant of this Planning Application No. A/YL-TT/581. The 300mm U-channels of the subject adjacent development discharge via a terminal catchpit with desilting facility into an existing 750 U-channel which runs toward the southwest direction into a watercourse. The drainage route of the subject site is shown in **Drawing No. HT23033/DD/03**.
- 4.4 Current conditions of the existing drainage of the subject site and at its vicinity are shown in the following photos (photo taking locations are shown on **Drawing Nos. HT23033/DD/02** and **HT23033/DD/03**):



	
<p>Plate 1 – View of the entrance of the subject site from footpath of Tai Tong Road to the east</p>	<p>Plate 2 – Existing 225UC along the southern site boundary of the subject site</p>
	
<p>Plate 3 – Existing 225UC along the northern site boundary of the subject site</p>	<p>Plate 4 – Existing 225UC along the western site boundary of the subject site</p>
	<p>[NOT USED]</p>
<p>Plate 5 – Existing 300UC receiving discharge from the subject site and conveying to an existing 750UC (maintained by DO(YL)) at the further downstream</p>	<p>Plate 6 – Not used</p>



	<p>[NOT USED]</p>
<p>Plate 7 – Existing terminal catchpit with desilting facility discharges to an existing 750UC (maintained by DO(YL))</p>	<p>Plate 8 – Not used</p>
	
<p>Plate 9 – Existing 750mm U channel receiving discharges from the subject site and running southwestward</p>	<p>Plate 10 – Existing 750mm U channel receiving discharges from the subject site and running southwestward</p>
	
<p>Plate 11 – Existing 750mm U channel receiving discharges from the subject site and running southwestward toward an existing watercourse</p>	<p>Plate 12 – Outfall of the existing 750mm U channel which receives discharges from the subject site at an existing watercourse</p>

- 4.5 Conditions of the existing channels are acceptable. Surface runoff of the subject site has been and is still properly intercepted by the existing channels and conveyed to the existing channels of its adjacent development for further discharging to an existing 750mm U-channel.
- 4.6 The existing 750mm U-channel into which would eventually receive surface runoff of the subject site is maintained by District Office/Yuen Long (DO/YL). DO/YL has confirmed no objection to the drainage connection to the concerned existing 750mm U-channel. A copy of the email of DO/YL dated 7 February 2022 is enclosed in the **Annex A** in this report for reference.

## **5. Proposed Drainage Works**

- 5.1 The subject site is currently paved and properly served by 225mm U-channels along three sides with gradient of 1 in 200. The existing channels of the subject site are considered to be adequate (with the total catchment area =  $319 + 145\text{m}^2 = 464\text{m}^2 < 500\text{m}^2$ ) with respect to the “Technical Note to prepare a Drainage Submission (relating to application for temporary change of land use such as temporary storage areas, car parks, workshops, small factories, etc. under S.16 of the Town Planning Ordinance)” issued by Drainage Services Department. The existing site levels and conditions would be unchanged and the existing channels would be undisturbed. There would have no change in the drainage conditions of the subject area. It is therefore considered that the subject development would not impose any additional adverse drainage effect upon its vicinity and downstream areas.
- 5.2 The total catchment area of the existing 300mm U-channels with gradient of 1 in 140 at the downstream receiving the flow from the subject site is about 1781 (=  $200 + 350 + 280 + 49 + 154 + 373 + 112 + 263$ , refer to **Drawing No. HT23033/DD/04**) +  $464\text{m}^2 = 2,245\text{m}^2 (< 2,400\text{m}^2)$ . Capacity of the required (with reference to the DSD’s “Technical Note”) and existing channels are assessed by Manning Equation (i.e. Design Mean Velocity =  $R^{1/6}/n(RS_f)^{1/2}$ , where  $n = 0.013$  for good concrete surface) in the following:

U-channel size (mm)	Gradient (1 in)	A (m <sup>2</sup> )	P (m)	R (m)	Velocity (m/s)	Flow Capacity (m <sup>3</sup> /s)
375 <sup>#</sup> [for catchment area ≤ 2,400m <sup>2</sup> ]	200	0.2474108	1.6140486	0.1532858	1.56	0.39
300 <sup>##</sup>	140	0.2367715	1.814096	0.1305176	1.67	0.40

Remark: <sup>#</sup> size required under the DSD's "Technical Note"  
<sup>##</sup> actual size provided

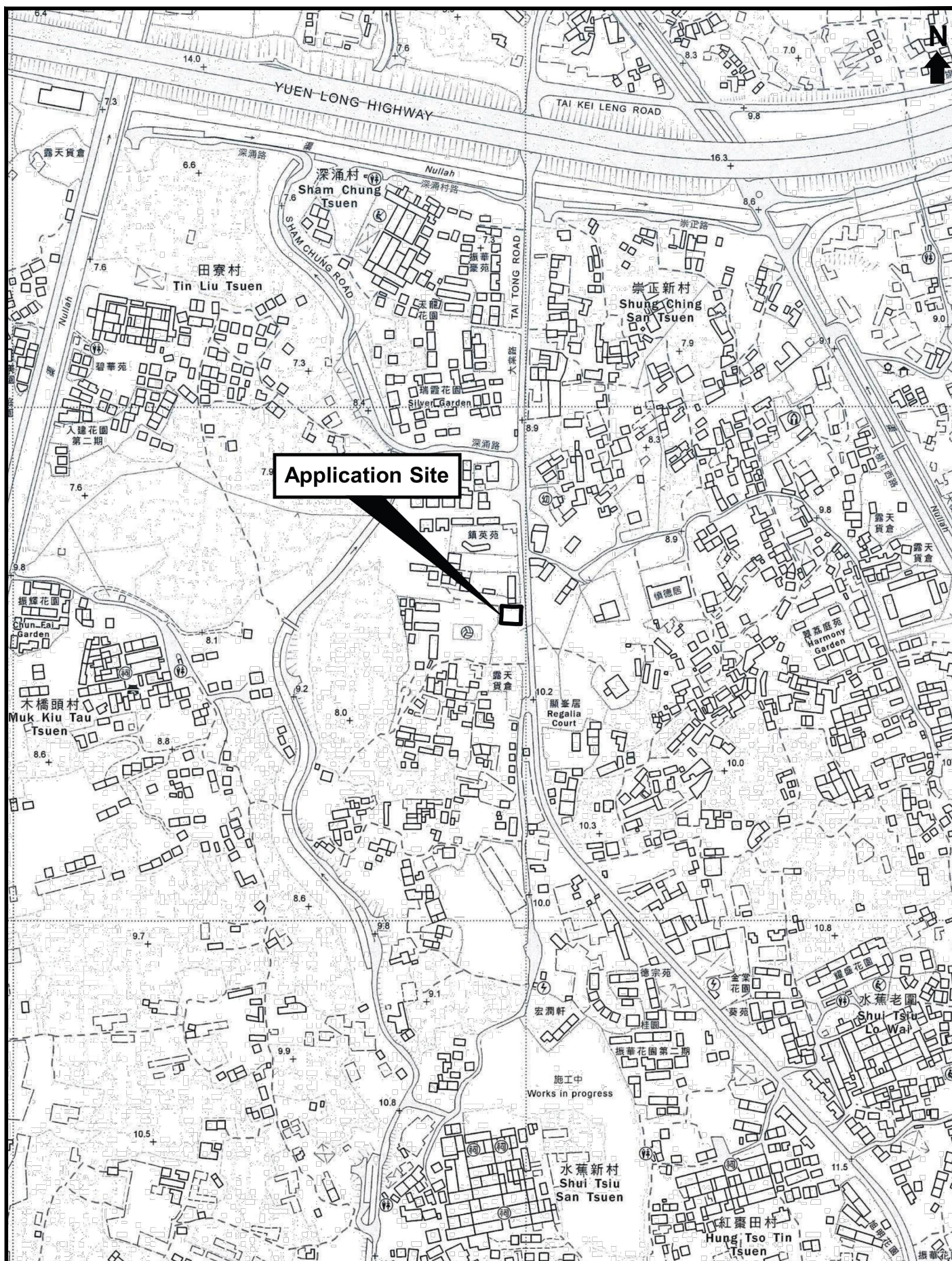
- 5.3 With respect to the assessment done in the above paragraphs 5.1 and 5.2, it indicates that the existing channels are capable and adequate to carry the surface runoff.

## 6. Conclusion and Recommendations

- 6.1 The subject development will be for temporary use for a period of three years. At present, it is served by 225mm U-channels with gradient of 1 in 200. Surface runoff collected from the subject site is discharged into the existing 300mm U-channels of the adjacent existing development which is also owned and managed by the same applicant of the Planning Application No. A/YL-TT/581, and eventually into an existing 750mm U-channel to the southwest. The 750mm U-channel discharges into an existing watercourse to the further southwest.
- 6.2 The existing 225mm and 300mm U-channels are capable to receive and collect the surface runoff of the subject site and the adjacent areas. The existing 750mm U-channel is maintained by DO/YL who has confirmed no objection to the drainage connection.
- 6.3 Due to existence of channels within the adjacent existing developments, there would be no surface runoff running across the subject site boundary from the southern, western and northern sides. Surface runoff from the east, i.e. from the footpath of Tai Tong Road, can flow into the subject site via the gap at the bottom of the gate, and would be collected by the existing peripheral channels within the subject site.

- 6.4 No overland flow would be obstructed. The collected surface runoff of the subject site will be properly discharged to the existing DO/YL's channel. No existing natural streams, village drains, ditches and the adjacent areas, etc. would be adversely affected.
- 6.5 The subject development would not alter the existing drainage conditions and pattern of the area, and the existing channels of the subject site would properly collect and convey surface runoff of the subject site to the downstream. Therefore, in conclusion, the subject development would not cause any adverse drainage impact upon the area.





PROJECT

Lots 4918S.B RP(Part) and 4918RP(Part) in DD116 and Adjoining Government Land,  
Tai Tong Road, Yuen Long, N.T.

何田顧問工程師有限公司  
**HO TIN & ASSOCIATES**  
CONSULTING ENGINEERS LIMITED

TITLE

SITE LOCATION PLAN

SCALE

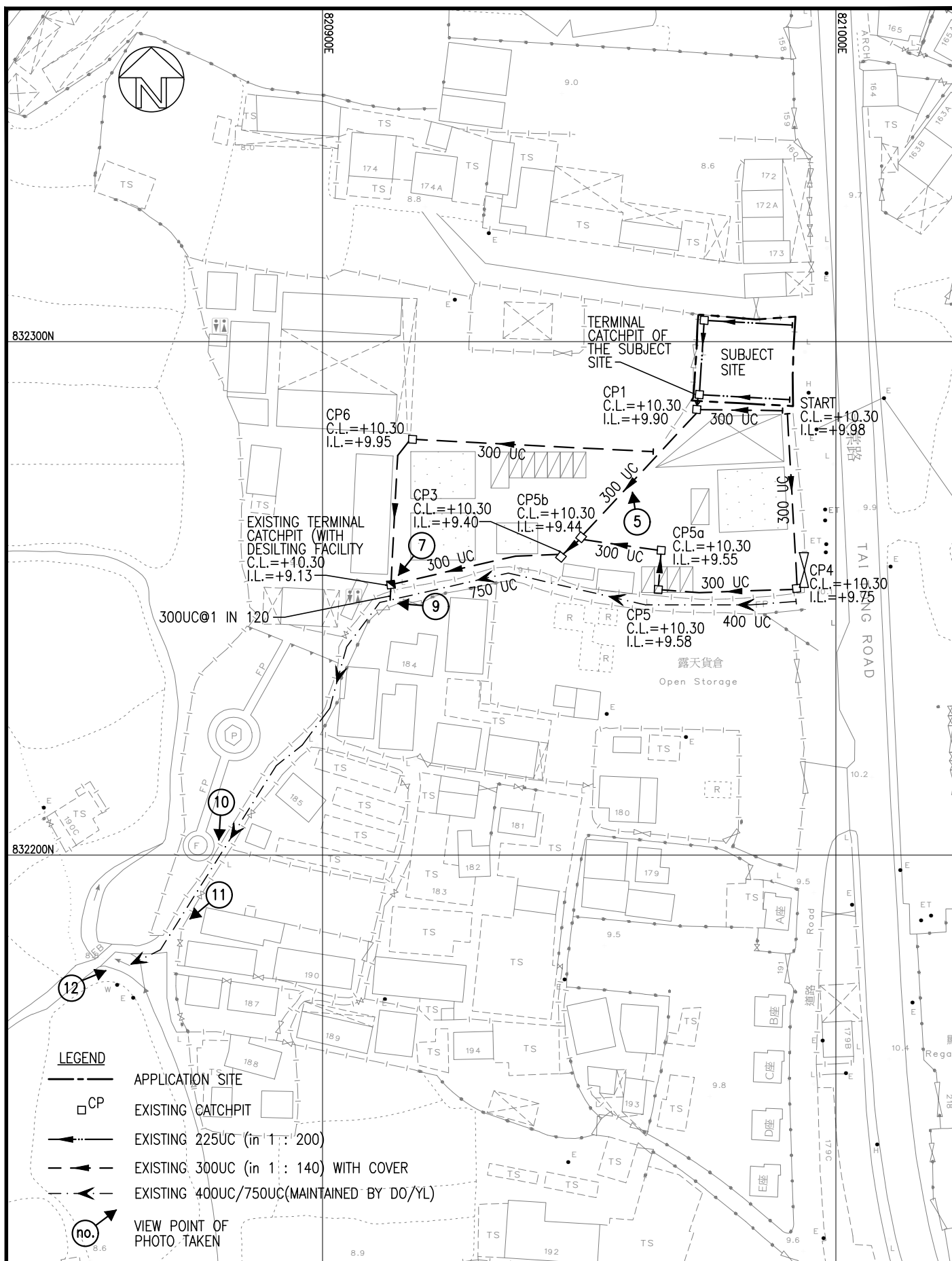
1 : 5000(A4)

FIGURE No.

HT23033/DD/01







**PROJECT**

Lots 4918S.B RP(Part) and 4918RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, N.T.

**何田顧問工程師有限公司**  
**HO TIN & ASSOCIATES**  
 CONSULTING ENGINEERS LIMITED

**TITLE**

STORMWATER DISCHARGE ROUTE

**SCALE**

1 : 1000(A4)

**FIGURE No.**

HT23033/DD/03





**Annex A - A copy of the email of DO/YL dated 7 February 2022**

---

寄件者: prudence\_kc\_ho@had.gov.hk  
寄件日期: Monday, February 7, 2022 6:39 PM  
收件者: [REDACTED]  
副本: kam\_cheong\_wong@had.gov.hk  
主旨: Re: FW: Adjoining Government Land (GL), Tai Tong Road, Yuen Long, N.T.

Dear Lee,

I refer to your preceding email and our telephone conversation this afternoon. Please be informed that the concerned channels as shown on Plate 8 to Plate 11 are maintained by Yuen Long District Office. This office has no comment to the proposed connection provided that the proposed works would not cause any adverse drainage impacts to the surrounding areas from maintenance point of view.

Regards,  
Prudence HO  
for District Officer (Yuen Long)

From: [REDACTED]  
To: <prudence\_kc\_ho@had.gov.hk>  
Date: 26/01/2022 10:39  
Subject: FW: Adjoining Government Land (GL), Tai Tong Road, Yuen Long, N.T.

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Dear Ms. Ho,

As spoken minutes ago, attached please find a copy of our latest submission to your department. Grateful if you would advise us whom of your department should we approach for further liaison.

Thank you very much for your kind assistance. Should you have any questions, please feel free to contact the undersigned on direct phone line [REDACTED]

Regards,

K. C. LEE

HO TIN & ASSOCIATES  
CONSULTING ENGINEERS LIMITED  
[REDACTED]

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**規 劃 署**

屯門及元朗西規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署 14 樓

**By Post and Fax****Planning Department**

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.  
Hong Kong

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-TT/581  
電話號碼 Tel. No.: 2158 6286  
傳真機號碼 Fax No.: 2489 9711

13 September 2024

Top Bright Consultants Limited  
Room 103,  
300 Kung Um Road,  
Yuen Long, New Territories  
(Attn.: Adam CHOW)

Dear Sir/Madam,

**Compliance with Approval Condition (d)**  
**Planning Application No. A/YL-TT/581**

I refer to your submission dated 12.3.2024 for compliance with the captioned approval condition (d) on the implementation of the drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **APPENDIX**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of DSD.

Yours faithfully,

( Ms. Eva TAM )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

C.C.  
CE/MN of DSD (Attn.: Mr. Jeff TSE)

Internal  
CTP/TPB (2)  
ET/BY/by

**APPENDIX**

Comments of the Chief Engineer/Mainland North of Drainage Services Department  
(CE/MN of DSD)

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The applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.

## **Appendix D**

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**Approved Fire Service Installations Proposal and Approval Letter for  
Compliance with Approval Condition of the Last Application**



**規 劃 署**

屯門及元朗西規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署 14 樓

**By Post and Fax****Planning Department**

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.  
Hong Kong

來函檔號 Your Reference 22/791/L05  
本署檔號 Our Reference ( ) in TPB/A/YL-TT/581  
電話號碼 Tel. No.: 2158 6298  
傳真機號碼 Fax No.: 2489 9711

13 July 2023

Top Bright Consultants Limited  
Room 103,  
300 Kung Um Road,  
Yuen Long, New Territories  
(Attn.: Adam CHOW)

Dear Sir,

**Compliance with Approval Condition (f)**  
**Planning Application No. A/YL-TT/581**

I refer to your submission dated 7.7.2023 for compliance with the captioned approval condition (f) on the submission of a Fire Service Installations (FSIs) proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comments at APPENDIX.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. CHAU Nai-yin (Tel: 2733 7781) of FSD.

Yours faithfully,

( Ophelia WONG )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

C.C.  
D of FS

(Attn.: Mr. WONG Ho-yin)

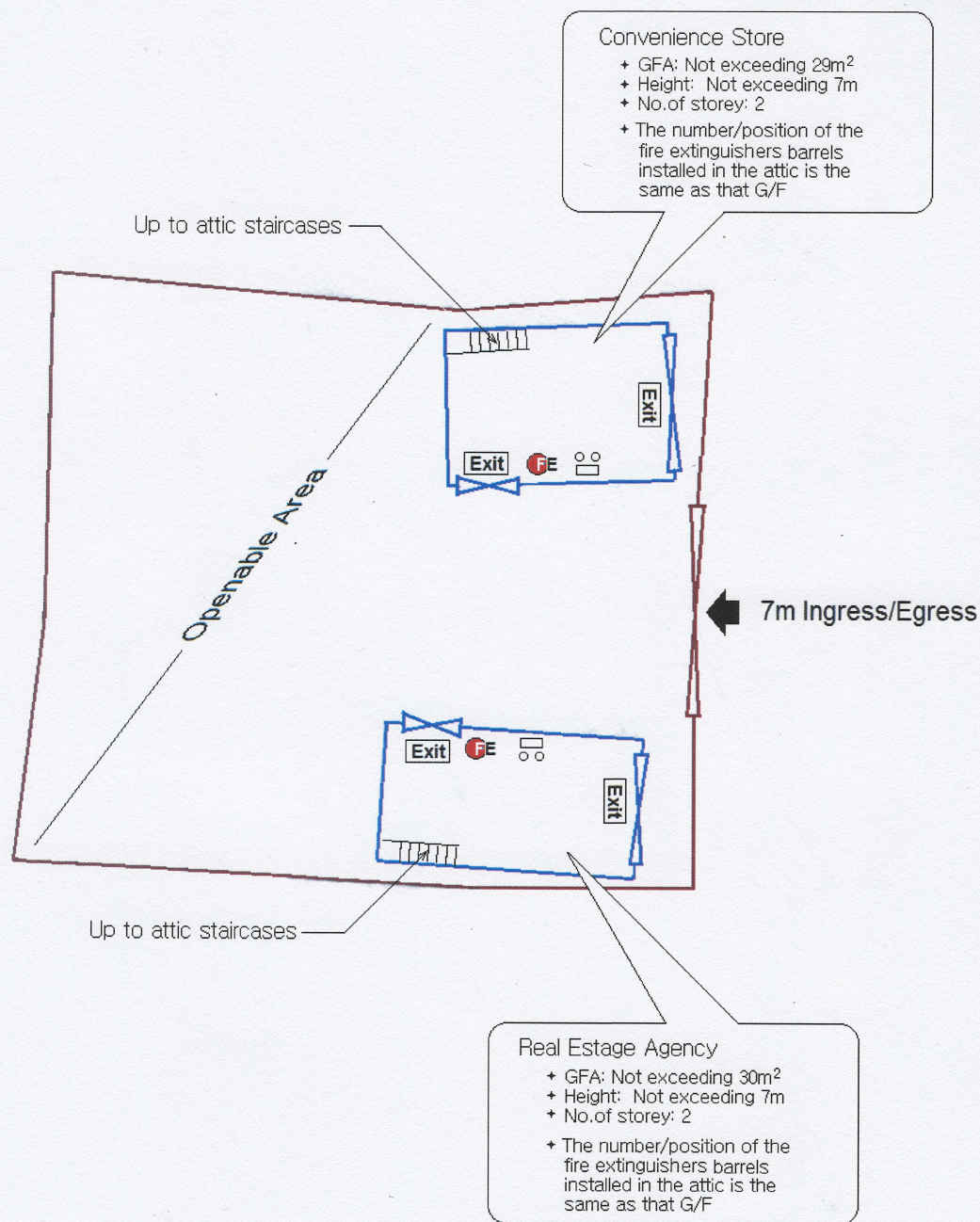
Internal  
CTP/TPB (2)  
OW/DN/dn

**APPENDIX****Comments of the Director of Fire Services (D of FS)**

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The applicant is advised that the installation /maintenance/ modification/ repair work of FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.





Legend :

 5.0Kg Co2 Gas type Fire Extinguisher

 Exit Sign

 Emergency Lighting

F.S. Note :

- 1/ Sufficient Emergency lighting shall be provided throughout the entire building/Structure in accordance AS BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021
- 2/ Sufficient directional and Exit sign shall be provided in accordance with BS 5266 part 1 and FSD Circular Letter 5/2008
- 3/ Portable hand-operate approved appliance shall be provided as required by occupancy.

Application Address :

Lots 4918 S.B RP(Part), 4018 RP(Part) and Adjoining Government Land in D.D 116 Tai Tong Road, Yuen Long, N.T.

Drawing Title : F.S.I. layout Plan

Drawing No. YT-1505m23/FS

Scale 1: 200

Drawing by : K W Lee

Date : 2 July 2023



## **Appendix E**

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### **Supporting Letters**



# 十八鄉區居民協會

SHAP PAT HEUNG DISTRICT RESIDENT ASSOCIATION

地址：新界元朗僑興路大棠村 115 號 D

SPH/2025/1705

香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會

敬啟者：

## 支持於元朗大棠路設立便利店及地產代理

本會近日得悉有規劃申請將於元朗大棠路開設便利店及地產代理，現特修函 貴會表示支持及絕對贊同。

近年入住元朗大棠路周邊村落及新屋苑住戶人數大增，生活上衣食住行均有需求，而大棠路沿路多為住宅，商業服務不算多，所述的便利店及地產代理更聊聊可數，如能成功開設實為便民的商業及有助提升鄉郊經濟。

申請地點毗鄰大棠路及大樹下西路，公共交通方便，附近並有深涌村、田寮村、崇正新村、水蕉新村及紅棗田村等多個村落及大型屋苑，適宜設立便利店及地產代理。居民駕車或步行短時間即可到達，便於購買日常生活所需或放盤或租住及泊車等等，毋須長途跋涉到元朗市便可滿足有助節省時間及減輕交通流量。

為此，本會歡迎及支持是項規劃申請，敬希 貴會予以批准及接納。如有查詢，請隨時致電 2470 0824 與林小姐聯絡。



梁福元  
十八鄉區居民協會主席

二零二五年七月五日



香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會

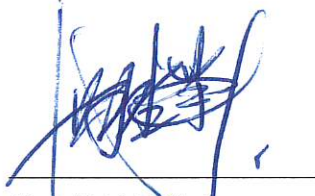
敬啟者：

### 支持元朗大棠路臨時便利店及地產代理的規劃申請


本村居民十分支持元朗大棠路設立便利店及地產代理，因為此舉可以方便村民購買日用品。在惡劣天氣下，村民仍然可以於短時間內到申請地點購買急需用品，解決燃眉之急。

本村居民多次反映附近缺乏便利店，每次都要乘坐公共交通工具出元朗市區購買日用品，非常不方便。崇正新村越來越多村屋落成，令到問題越發加劇。本人對崇正新村及附近環境十分熟悉，申請項目毗鄰大棠路及崇正新村，地點是一個合適位置作便利店及地產代理，為村民提供所需用品及服務。

本人認為是項申請能惠及本村居民，令社區更加和諧，並不會對週邊環境及交通造成負面影響，百利而無一害，希望城市規劃委員會批准是申請。

  
崇正新村村代表  
洪勝業



  
崇正新村村代表  
張英權

日期：2025 年 7 月 4 日