

Total: 10 pages

Date: 5 June 2026

TPB Ref.: A/YL-TT/788

By Email

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

Dear Sir,

**Proposed Temporary Shop & Services, Eating Place and Public Vehicle Park for Private Car with Ancillary Electric Vehicle Charging Station & Associated Facilities for a Period of 3 Years at Lot 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, N.T.**

The use, operation hours, site coverage and the plot ratio have been updated so that pages 5, 6, 10 & 11 of the S.16-III application form, Annex 1 and Figure 1 to 3 have been updated and attached herewith.

The justifications has also been updated and attached herewith.

It is expected that a total of 22 staff would be required to man the proposed shop & services and eating place at the application site. A maximum of 60 customers would be served at the site. The staff working at the application site and customers would mainly arrive the application site on foot or by bicycle. A few of them may take the Green Mini Bus to the application site.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,

The image shows a handwritten signature in blue ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

▪ Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Kevin LAM) – By Email

**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

**(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))**

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop & Services, Eating Place and Public Vehicle Park for Private Car with Ancillary Electric Vehicle Charging Station & Associated Facilities for a Period of 3 Years	
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	..... 3 .....
	<input type="checkbox"/> month(s) 個月	.....
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	.....	1,690 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	1,610 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....	9 .....
Proposed domestic floor area 擬議住用樓面面積	.....	NA .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....	Not more than 1,610 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	Not more than 1,610 .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Structure 1, 2, 3 & 5: Shop & services (Not exceeding 4m, 1 storey), Structure 6: Eating place (Not exceeding 4m, 1 storey), Structure 4: Toilet (Not exceeding 3m, 1 storey), Structure 7, 8 & 9: Open shed (Not exceeding 4m, 1 storey)		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	.....	36 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	.....	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	Nil
Others (Please Specify) 其他 (請列明)	.....	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	.....	Nil
Coach Spaces 旅遊巴車位	.....	Nil
Light Goods Vehicle Spaces 輕型貨車車位	.....	2 spaces of 7m x 3.5m
Medium Goods Vehicle Spaces 中型貨車車位	.....	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	.....	Nil
Others (Please Specify) 其他 (請列明)	.....	NA

Proposed operating hours 擬議營運時間 Shop & services and eating place: 7:00 a.m. to 11:00 p.m. from Mondays to Sundays including public holidays. Public vehicle park: 24 hours from Mondays to Sundays including public holidays.																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Tai Shu Ha Road West</p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>_____</p> <p>_____</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

1. The application site is zoned 'Village Type Development' zone. The proposed development is temporary in nature and it would not jeopardize the long term planning intention of the zone.
2. The nature and form of development is not incompatible with the surrounding environment.
3. The proposed development is shop & services, eating place and public vehicle park which would benefit the adjacent villagers.
4. The proposed development is static in nature. It would not generate adverse impact to the surrounding environment.
5. The proposed shop & services and public vehicle park would cater for the demand of the nearby residents so that it would not draw additional traffic to the nearby road networks.
6. Loading/unloading bays are proposed for the proposed development. Only light goods vehicle not exceeding 5.5 tonnes will be allowed to enter/park at the application site for the convenience of staff and public use.
7. Similar precedence were noted in "V" zone of the same Outline Zoning Plan such as A/YL-TT/591.
8. The applicant has submitted estimated traffic generation to support the application. It is demonstrated that the actual traffic generation and attraction would be insignificant.
9. The proposed public vehicle park is intended for parking of private car only. No car beauty service, spraying, vehicle repairing, vehicle dismantling and maintenance service will be carried out at the application site.
10. The two proposed loading/unloading spaces for light goods vehicle are intended for short term loading/unloading of goods. It would not cater for the parking of light goods vehicle at the application site.

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, N.T.
Site area 地盤面積	3,300 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
Zoning 地帶	'Village Type Development' ("V")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop & Services, Eating Place and Public Vehicle Park for Private Car with Ancillary Electric Vehicle Charging Station & Associated Facilities for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,610 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.488 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	4	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積		48.79 %	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		36
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		36 0 0 0 0 0
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0 0 2 0 0

# **Proposed Temporary Shop & Services, Eating Place and Public Vehicle Park for Private Car with Ancillary Electric Vehicle Charging Station & Associated Facilities for a Period of 3 Years**

at

**Lot 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, N.T.**

## **Annex 1 Estimated Traffic Generation**

- 1.1 The application site is abutting Tai Shu Ha Road West. Having mentioned that the site is intended for temporary shop and services and eating place, traffic generated by the proposed development would not be significant especially that an ancillary public vehicle park for private car and light goods vehicle is proposed.
- 1.2 Two loading/unloading bays for vehicle not exceeding 5.5 tonnes are proposed at the application site for loading/unloading for the shop and services and eating place. Sufficient manoeuvring space is proposed within the application site for the manoeuvring of vehicle. No queueing of traffic outside the application site and reverse action onto public road will be the result.
- 1.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

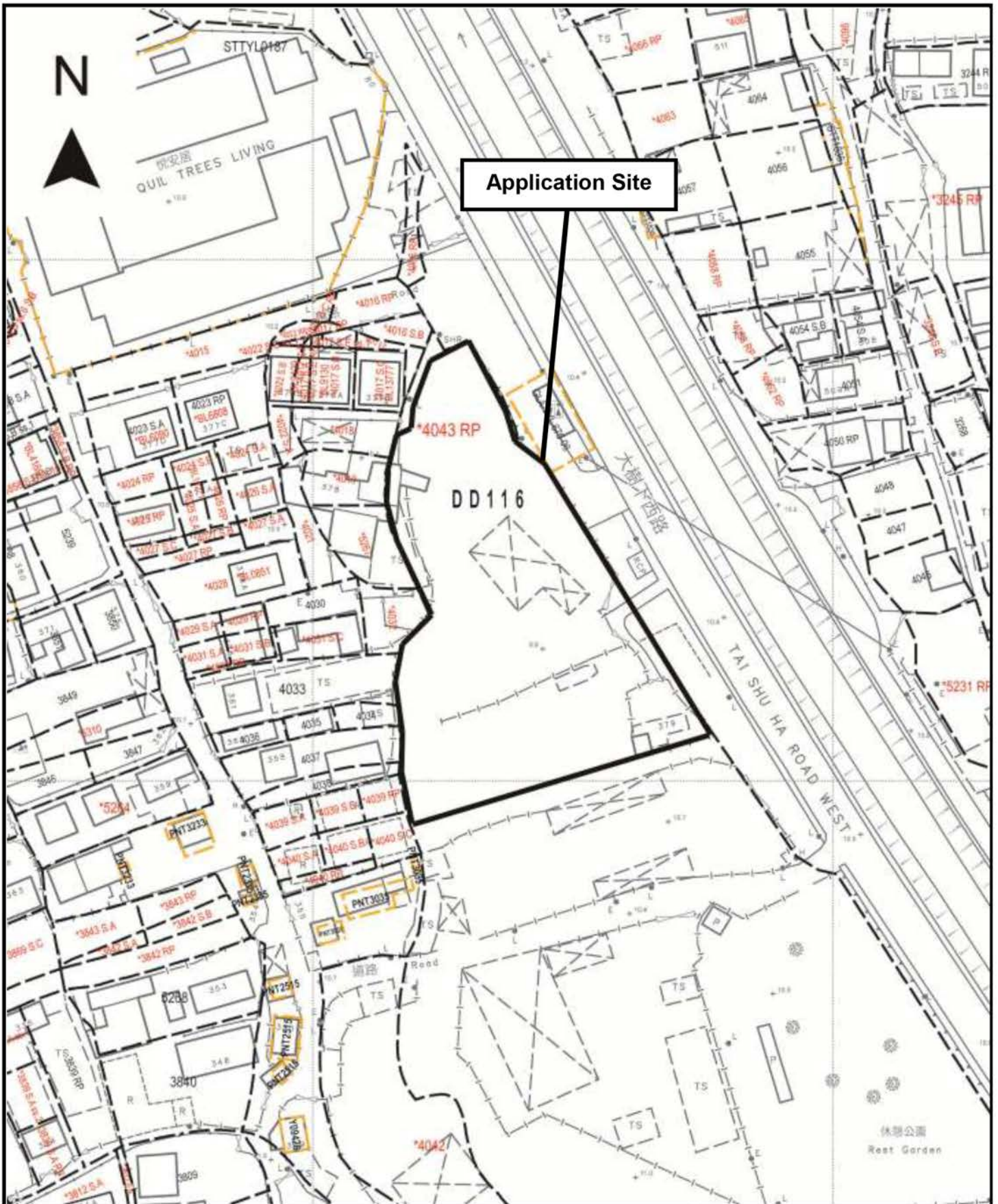
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	2.25	2.25	8	10
Light goods vehicle	0.375	0.375	1.5	1.5
Total	2.625	2.625	9.5	11.5

Note 1: The opening hours of the shop & services and eating place is restricted to 7:00 a.m. to 11:00 p.m. from Mondays to Sundays including public holidays. The public vehicle park will be opened 24 hours from Mondays to Sundays including public holidays.

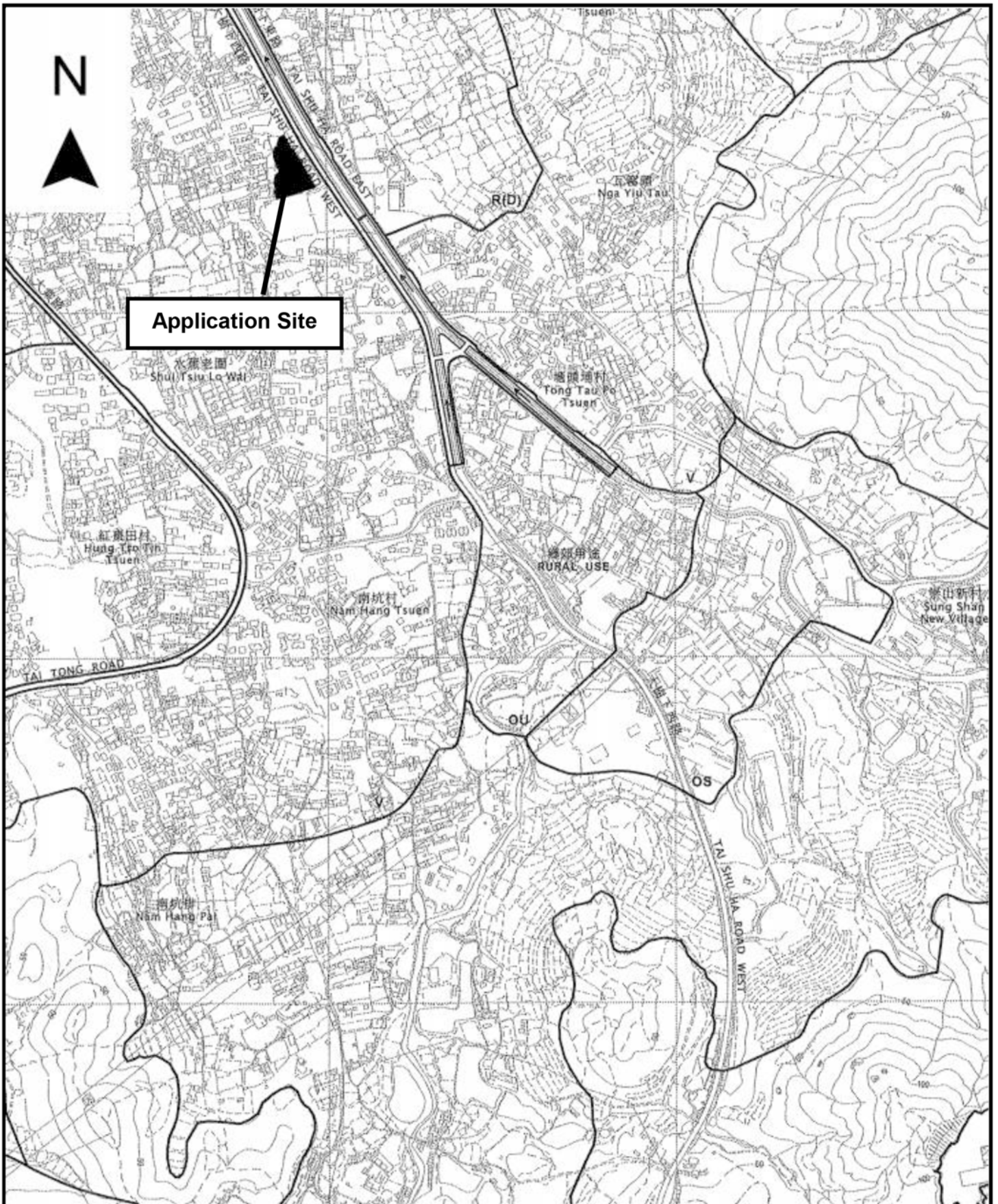
Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

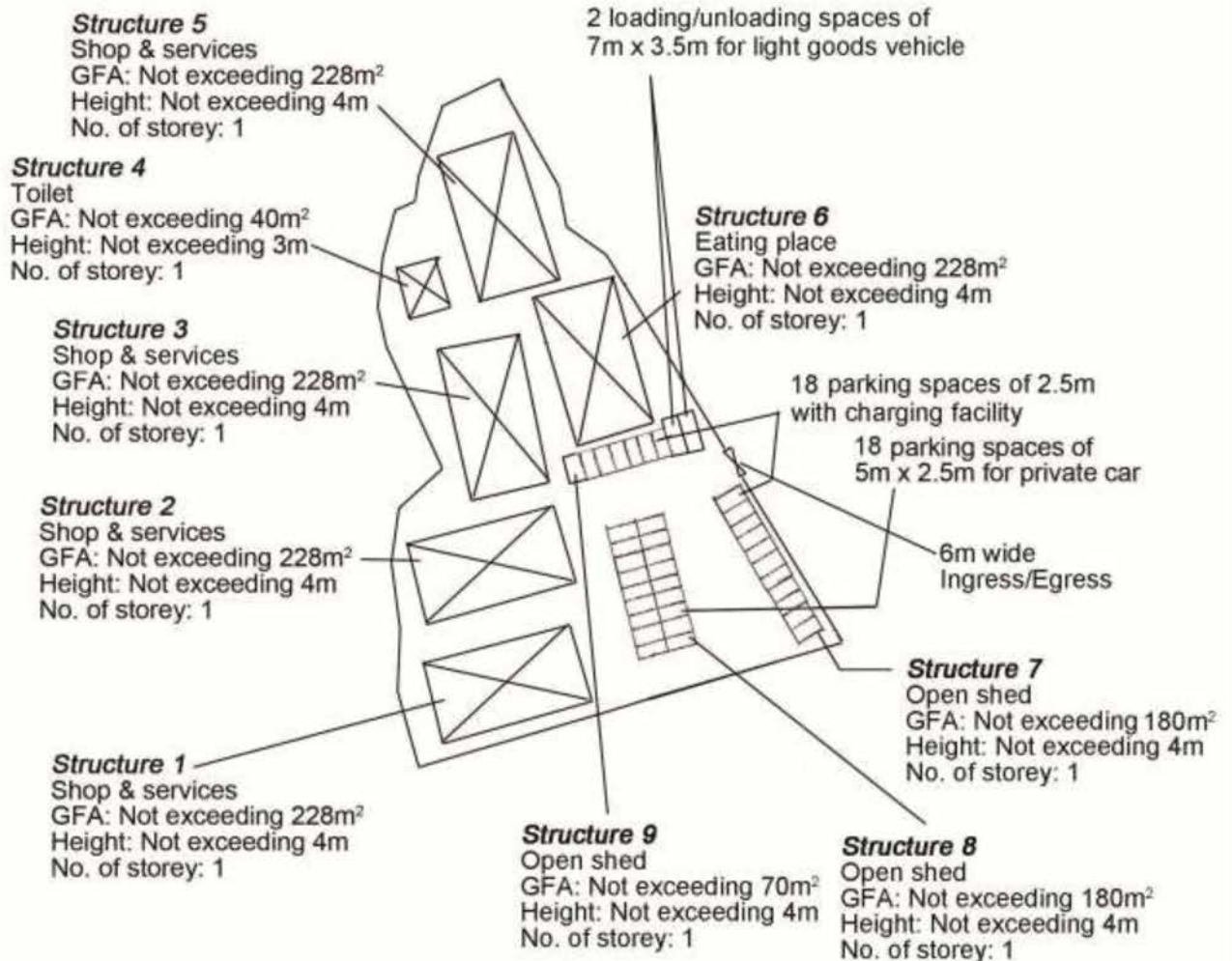
- 1.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of the adjacent area.



<p>Project 項目名稱:          Proposed Temporary Shop &amp; Services, Eating Place and Public Vehicle Park for Private Car with Ancillary Electric Vehicle Charging Station &amp; Associated Facilities for a Period of 3 Years at Lot 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:          Site Plan</p> <p>Drawing No. 圖號:          Figure 1</p>	<p>Remarks 備註:</p> <p>Scale 比例:          1:1000</p>
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<p>Project 項目名稱:          Proposed Temporary Shop &amp; Services, Eating Place and Public Vehicle Park for Private Car with Ancillary Electric Vehicle Charging Station &amp; Associated Facilities for a Period of 3 Years at Lot 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:  <b>Location Plan</b></p> <p>Drawing No. 圖號:  <b>Figure 2</b></p>	<p>Remarks 備註:</p> <p>Scale 比例:  <b>1:7500</b></p>
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<p>Project 項目名稱: Proposed Temporary Shop &amp; Services, Eating Place and Public Vehicle Park for Private Car with Ancillary Electric Vehicle Charging Station &amp; Associated Facilities for a Period of 3 Years at Lot 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, N.T.</p>	<p>Drawing Title 圖目: Proposed Layout Plan</p> <p>Drawing No. 圖號: Figure 3</p>	<p>Remarks 備註:</p> <p>Scale 比例: 1:1000</p>
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