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Date: 2 June 2026

TPB Ref.: A/YL-TT/789

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 (Retail Shop for Hardware Accessories) for a Period of 3 Years at Lots 1202 S.C (Part), 1202 S.D (Part) in D.D. 117 & Adjoining Government Land, Tai Tong, Yuen Long, N.T.

We are glad to submit the updated justifications in the attachment in support of the captioned application.

The consent of the adjoining site (i.e. A/YL-TT/591) allowing the vehicles accessing through its site to and from Tai Tong Shan Road is attached for your record.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

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

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 a shop which would benefit the villagers in the vicinity.
4. The proposed development is static in nature. It would not generate adverse impact to the surrounding environment.
5. The operation hour of the proposed development is 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays.
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 clients.
7. The applicant has submitted proposed drainage plan to support his application. In view of the nature, scale and form of the development, the proposed development would not generate significant impact to the surrounding environment.
8. Similar planning application for shop has been approved in the proximity to the application site. (TPB Ref.: A/YL-TT/591)
9. The nature of the development is compatible with the surrounding environment.
10. The applicant has submitted estimated traffic generation to support the application. It is demonstrated that the actual traffic generation and attraction would be insignificant.
11. The application site is subject to a previous planning permission No. A/YL-TT/624 approved for shop & services use. The applicant of the last planning permission is the land owner and the last tenant has terminated the shop without notice so that he cannot comply with the remaining approval conditions imposed to the last planning permission. The applicant will comply with the planning conditions should the Board sees fit.

日期：2026年6月2日

城市規劃委員會
香港北角
渣華道 333 號
北角政府合署 15 樓

同意書

萬利發展投資有限公司(公司註冊證號碼 [REDACTED])現同意李耀光(HKID No. [REDACTED])的新界元朗大棠丈量約份第 117 約地段第 1202 號 C 分段(部份)，第 1202 號 D 分段(部份)及毗連政府土地的為期三年的臨時商店及服務行業(五金零售店)用途使用我司在新界元朗大棠丈量約份第 117 約地段第 1200 號餘段(部份)的為期三年的臨時商店及服務行業(五金零售店)用途即規劃申請編號 A/YL-TT/591 的範圍包括出入口進出大棠山道。



萬利發展投資有限公司