



R-RICHES
PLANNING LIMITED

盈卓
規劃
有限公司

Our Ref. : DD116 Lot 4042 & 4043 RP
Your Ref. : TPB/A/YL-TT/792

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

By Email

17 September 2026

Dear Sir,

3rd Further Information

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only)
with Ancillary Electric Vehicle Charging Station and Office
for a Period of 5 Years in "Village Type Development" Zone,
Lots 4042 and 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/792)

We are writing to submit further information for clarifications of the subject application
(Appendix I).

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Danny NG
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Sandi TANG
(Attn.: Mr. Kevin LAM

email: swstang@pland.gov.hk)
email: kthlam@pland.gov.hk)

Responses-to-Comments

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only)
with Ancillary Electric Vehicle Charging Station and Office
for a Period of 5 Years in "Village Type Development" Zone,
Lots 4042 and 4043 RP (Part) in D.D.116, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/792)

- (i) The applicant would like to provide clarifications for the subject application, details are as follows:
- Toilets will be provided within each structure within the Site to provide conveniences for users and customers. Updated layout plan is provided at **Plan 1** for consideration of Government departments.
 - The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.
 - Professional licensed collectors will be arranged by the applicant to collect and dispose of the sewage and waste from the proposed use on a regular basis for further treatment. Such that, adverse impact towards the surrounding environment would be lessen.

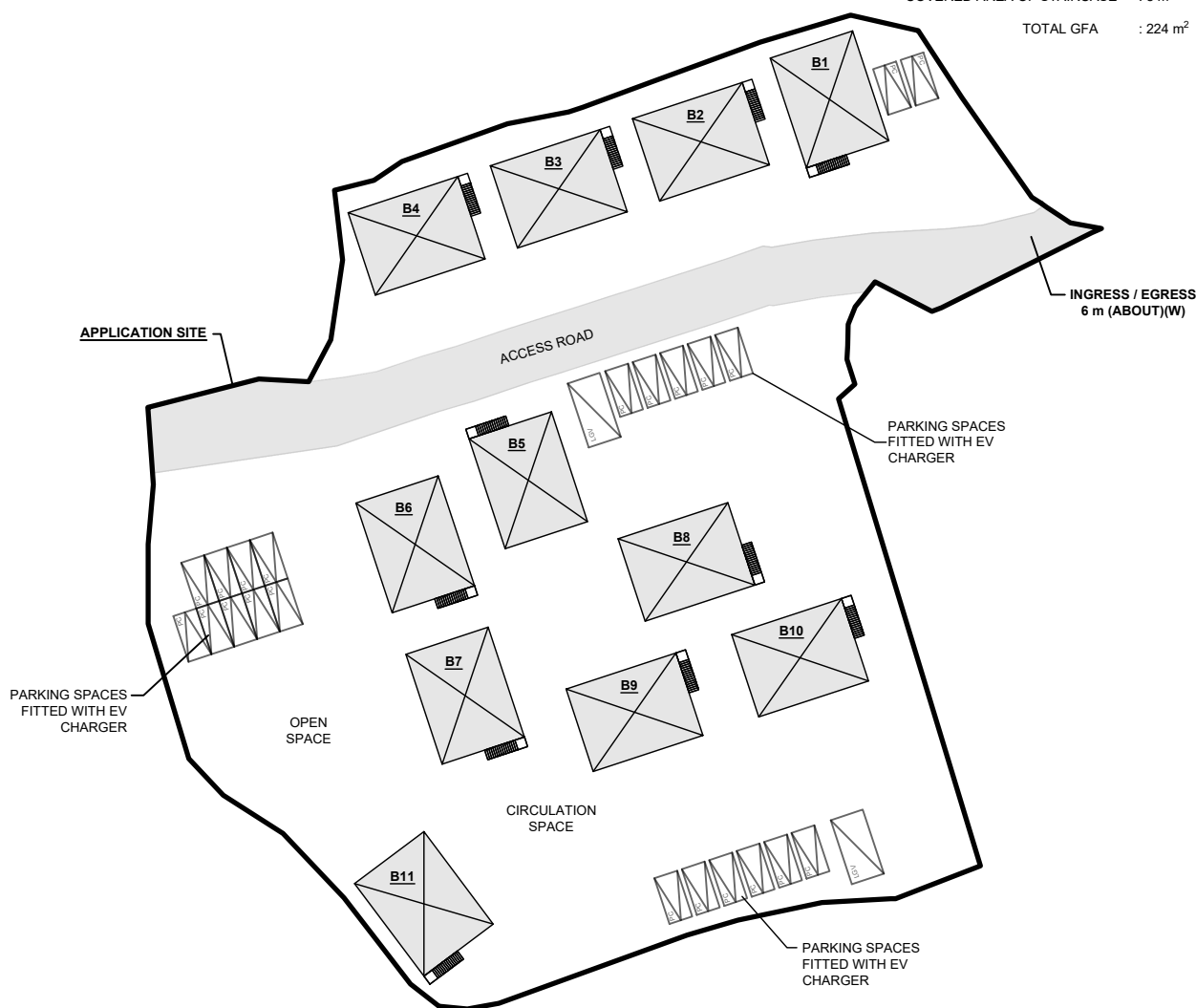
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,313 m ²	(ABOUT)
COVERED AREA	: 1,276 m ²	(ABOUT)
UNCOVERED AREA	: 5,037 m ²	(ABOUT)
PLOT RATIO	: 0.4	(ABOUT)
SITE COVERAGE	: 20%	(ABOUT)
NO. OF STRUCTURE	: 11	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,464 m ²	(ABOUT)
TOTAL GFA	: 2,464 m ²	(ABOUT)
BUILDING HEIGHT	: 7.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	EATING PLACE, SHOP & SERVICES, OFFICE, TOILET	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B2	EATING PLACE, SHOP & SERVICES, OFFICE, TOILET	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B3	EATING PLACE, SHOP & SERVICES, OFFICE, TOILET	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B4	EATING PLACE, SHOP & SERVICES, OFFICE, TOILET	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B5	EATING PLACE, SHOP & SERVICES, OFFICE, TOILET	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B6	EATING PLACE, SHOP & SERVICES, OFFICE, TOILET	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B7	EATING PLACE, SHOP & SERVICES, OFFICE, TOILET	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B8	EATING PLACE, SHOP & SERVICES, OFFICE, TOILET	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B9	EATING PLACE, SHOP & SERVICES, OFFICE, TOILET	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B10	EATING PLACE, SHOP & SERVICES, OFFICE, TOILET	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B11	EATING PLACE, SHOP & SERVICES, OFFICE, TOILET	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
TOTAL		1,276 m ² (ABOUT)	2,464 m ² (ABOUT)	

* GFA OF 1/F	: 108 m ²	(ABOUT)
GFA OF G/F	: 108 m ²	(ABOUT)
COVERED AREA OF STAIRCASE	: 8 m ²	(ABOUT)

TOTAL GFA : 224 m² (ABOUT)



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 22
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

LOADING/UNLOADING PROVISIONS

NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/UL SPACE (LGV)

	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY AND OFFICE FOR A PERIOD OF 5 YEARS	ADDRESS VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 750 @ A4		TITLE LAYOUT PLAN	
			DRAWN BY DN	DATE 16.9.2026	DWG NO. PLAN 4	VER. 001
			REVISED BY	DATE		

