



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 E-mail

22 September 2026

Dear Sir,

4th 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 captioned application
(Appendix I).

Should you require more information regarding the application, please contact the undersigned or Mr. Danny NG at [REDACTED] at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Christian CHIM
Town Planner

cc DPO/TMYLW, PlanD

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

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

4th Further Information

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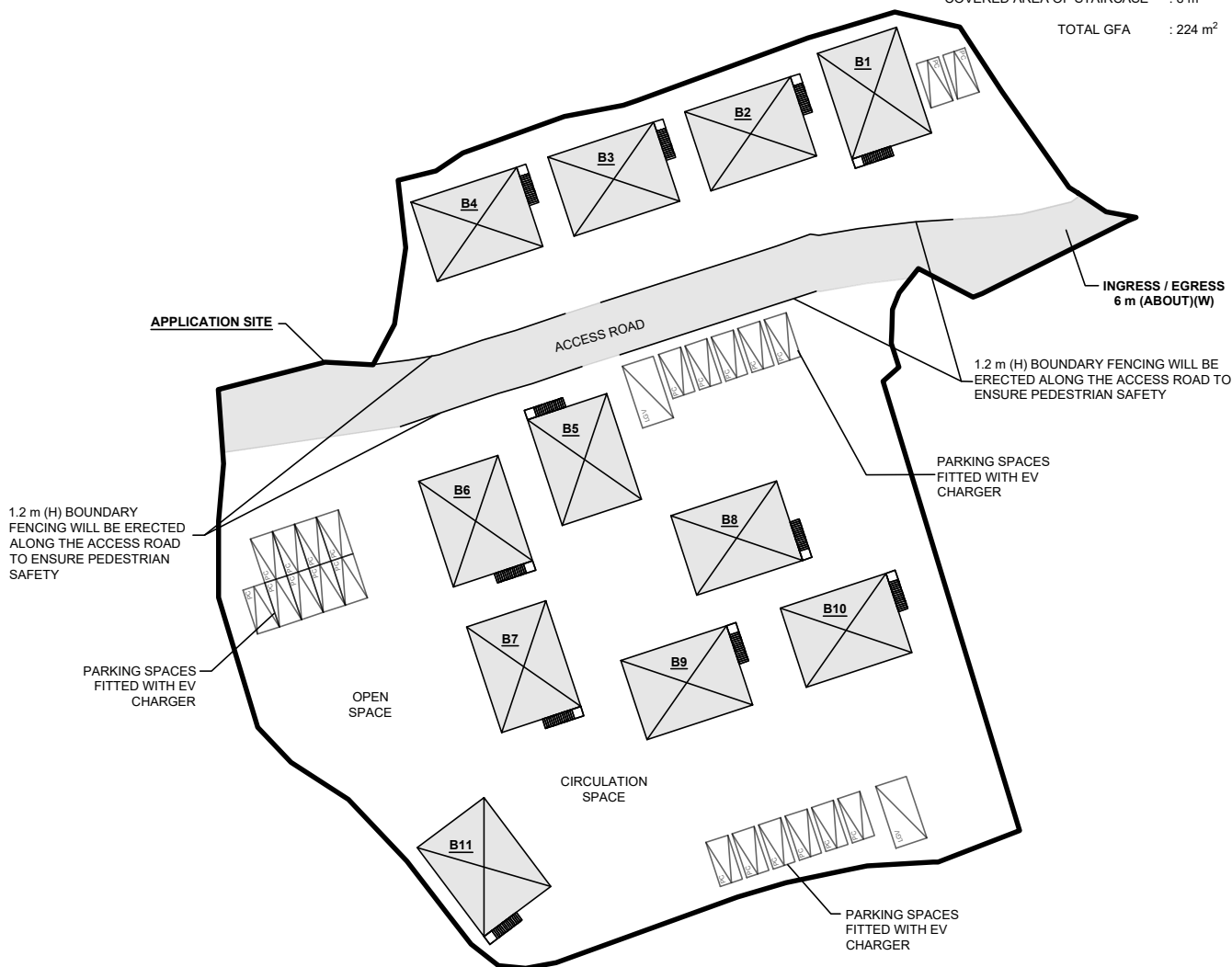
- (i) The applicant would like to provide clarifications for the subject application; details are as follows:
- 2.5m high solid metal walls will be erected along the outer site boundary as sound and visual barriers to minimise potential nuisance to the surrounding settlements. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall;
 - 24-hour free access will be provided for nearby residents/pedestrians to/from Tai Shu Ha Road West to nearby villages for conveniences. To mitigate any possible visual and landscape impact, 1.2 m high plastic fencing will also be provided along access for separating visiting vehicles and pedestrians (**Plan 1**). This is to ensure pedestrian safety. In addition, staff will be deployed by the applicant to direct vehicles entering/exiting the Site. This is to ensure pedestrian safety from passing through the Site entrance. In addition, maintenance will be conducted by the applicant on a regular basis.

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 m ²	(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)
	LUL SPACE (LGV)

PLANNING CONSULTANT 	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 DRAWN BY DN DATE 22.9.2026 REVISED BY DATE	TITLE LAYOUT PLAN DWG NO. PLAN 1 VER. 001	NORTH
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