

Your Ref.: A/YL-TYST/1341

Our Ref.: P25059/TL25455

30 December 2025

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

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

**Temporary Eating Place (Restaurant with Ancillary Outside Seating Accommodation)
for a Period of 5 Years in “Residential (Group B)1” Zone,
Lots 1355 RP and 1356 RP (Part) in D.D. 121, Tong Yan San Tsuen,
Yuen Long, New Territories
(Application No. A/YL-TYST/1341)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.
DPO/TM&YLW, PlanD (Attn.: Ms. Emily WONG)

Further Information for Planning Application No. A/YL-TYST/1341**Response-to-Comments****Comments from Transport Department**

I.	Comments	Responses
1.	Please check the parking provision against the requirement stipulated in HKPSG.	<p>According to Ch.8 of the HKPSG, the parking requirement for business buildings is 1 car space per 200 - 300m² GFA.</p> <p>GFA of the Site: 1,025m² $1,025/200 = 5$ parking spaces</p> <p>A total of 7 nos. of private car parking space and 2 nos. of LGV parking spaces are provided at the Site, which has met the requirement.</p>
2.	Please provide the calculations with assumptions for trip generation and attraction.	Please see the Estimated Assumptions for Trip Generation and Attraction (Annex I) and the revised Planning Statement on trip generation and attraction rate (Appendix I) for details.
3.	Please provide the detailed layout of the proposed run-in/out.	Please refer to the run-in/out proposal (Plan 6) for details.
4.	Please indicate the location of pedestrian access.	Please refer to the revised Layout Plan (Plan 3a) for the location of pedestrian access.

- END -

Estimated Assumptions for Trip Generation and Attraction

The Peak Hours of the restaurant are estimated to be between 7:00pm and 9:00pm on Fridays, Saturdays and Sundays. The maximum number of customers is about 160 within one hour. About 13% of the customers will come by private cars. It means that about 21 people will come by private car per hour (assume that each car will carry 4 people). Therefore, about 6 private cars will come per hour.

Other customers will come to the restaurant by public transport services such as light rail or minibus. The walking time to the nearest green minibus stop (Ma Fung Ling Road) is about 1 minute. Staff are expected to access the Site by public transport services.

The two parking spaces for light goods vehicles (LGV) are mainly for delivery services, each LGV will come to the Site once per day between 11:30am and 12:30pm.

Calculation:

Assumption: 13% of customers come by private car

Each car carries 4 people

No. of customers come within one hour: $160 \times 13\% = 21$

No. of private cars arrived within one hour: $21/4 = 6$

No Adverse Impacts to the Surroundings

Visual and Landscape

19. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with social welfare facility, shop and services, parking of vehicles and residential structures.
20. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas are not anticipated.

Drainage

21. The applicant would maintain the same drainage facilities as those implemented under the previous planning application No. A/YL-TYST/961.

Fire Safety

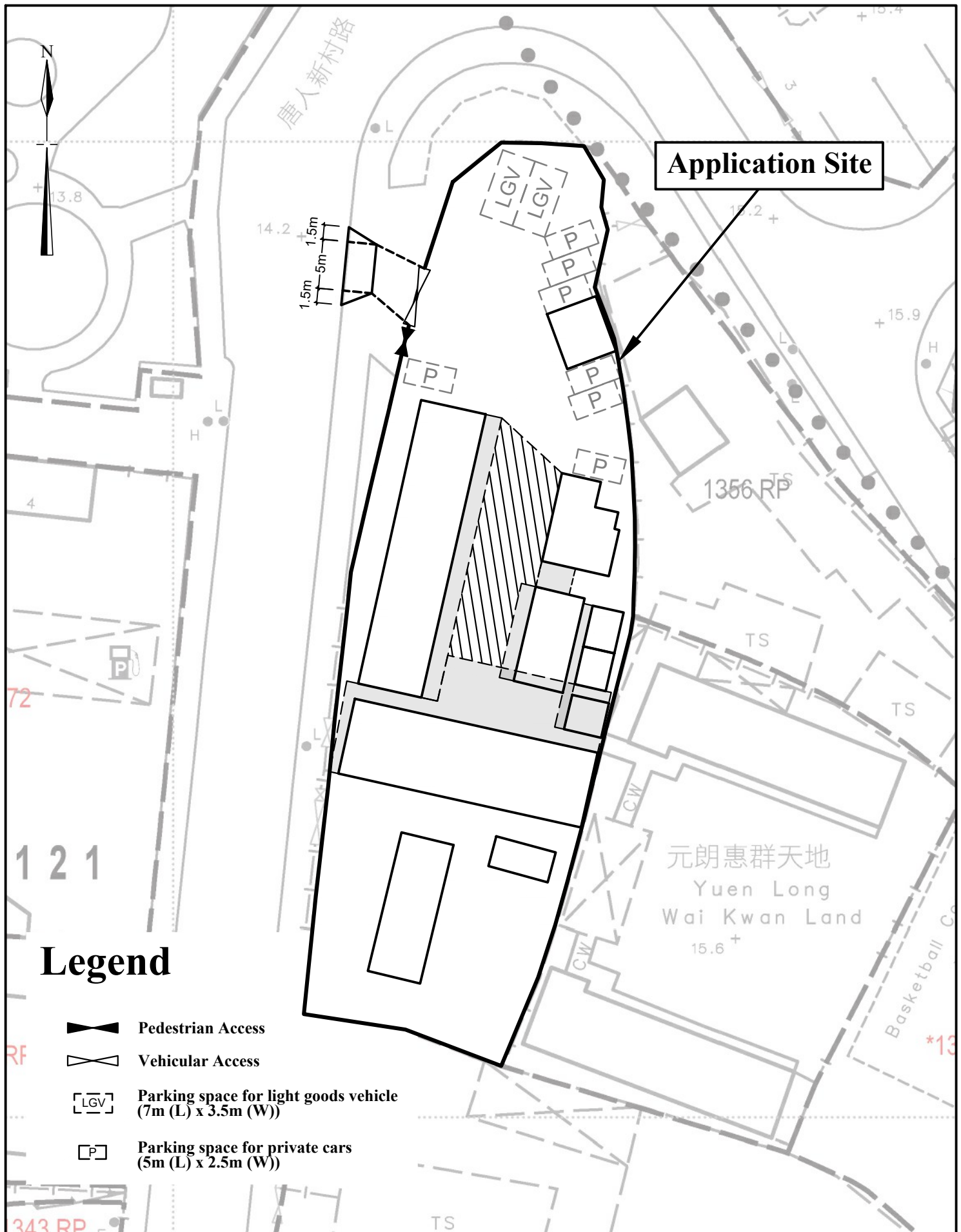
22. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Traffic

23. The trip attraction and generation rates are expected as follows:

Trip Generation		Trip Attraction	
Private Car	LGV	Private Car	LGV
25	2	25	2

24. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
25. The Site is accessible from Castle Peak Road – Ping Shan via Tong Yan San Tsuen Road leading to the ingress to its west. 7 nos. of parking space for private cars and 2 nos. of parking space for LGV are provided at the Site for the daily operation of the Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**). No parking, reversing or turning of vehicles on public road is expected.
26. The provision of 7 parking spaces for private cars is necessary to cope with the influx of customers during evening peak hours (i.e. 7 p.m. to 9 p.m.). During non-peak hours, the trip attraction and generation rates are generally low, given that customers are limited and they mainly travel by public transport.
27. The Development is accessible by public transport services. The walking time to the nearest green minibus stop (Ma Fung Ling Road) is about 1 minute (**Plan 5**).



Application Site

Legend



Pedestrian Access



Vehicular Access



**Parking space for light goods vehicle
(7m (L) x 3.5m (W))**



**Parking space for private cars
(5m (L) x 2.5m (W))**

1:500

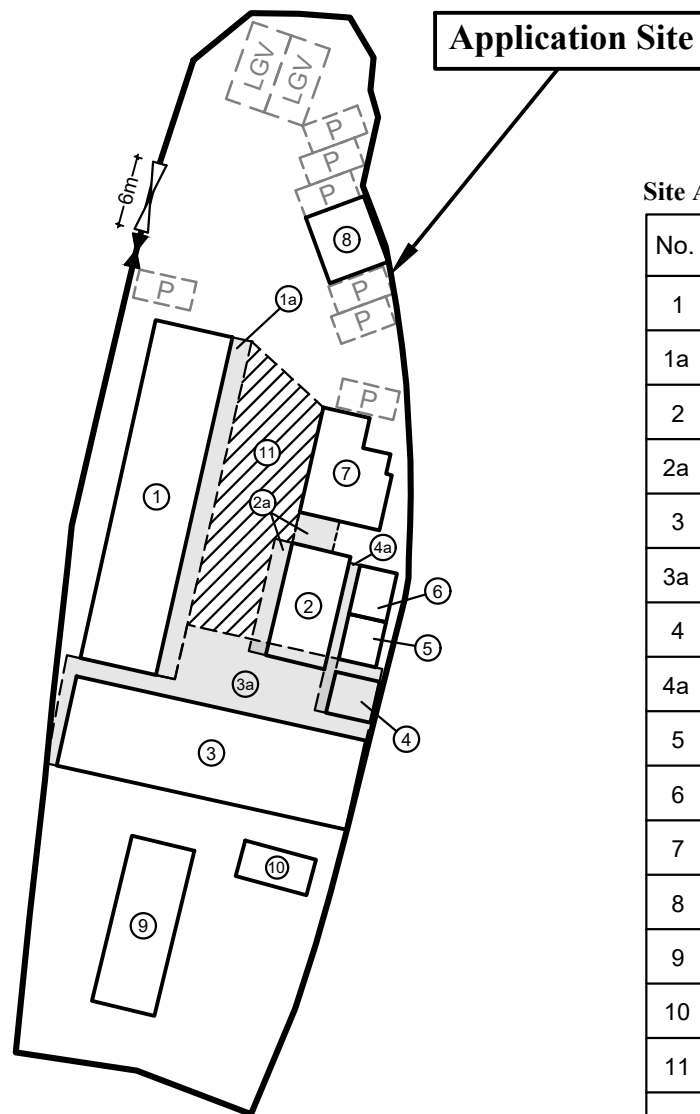
Run-In/Out Proposal

**Goldrich Planners &
Surveyors Ltd.**

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**Lot 1355 RP and 1356 RP(part) in D.D. 121
Yuen Long, N.T.**

**Plan 6
(P 25059)**







Site Area(about): 2,212m²

* excluded duplicated area of structures 2, 2a, 4 and 4a

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Sitting area and Food Preparation Area	200 m ²	200 m ²	1	4.5m
1a	Canopy	50 m ²	50 m ²	1	4.5m
2	Kitchen	51 m ²	45 m ² (partially under 3a)	1	4.5m
2a	Canopy	25 m ²	23 m ² (partially under 3a)	1	4.5m
3	Sitting area and Food Preparation Area	200 m ²	200 m ²	1	5m
3a	Canopy	* 106 m ²	133 m ²	1	5m
4	Storeroom	14 m ²	(under 3a)	1	4.5m
4a	Canopy	13 m ²	8 m ² (partially under 3a)	1	4.5m
5	Storeroom	13 m ²	13 m ²	1	4.5m
6	Storeroom	14 m ²	14 m ²	1	4.5m
7	F.S. Water Tank and Ancillary Facilities	56 m ²	56 m ²	1	4.5m
8	Toilet	32 m ²	32 m ²	1	4.5m
9	Storeroom	80 m ²	80 m ²	1	4.5m
10	Storeroom	19 m ²	19 m ²	1	4.5m
11	Outdoor seating area	152 m ²	152 m ²	1	4.5m
Total Area		1,025 m ²	1,025 m ²		

Legend

-  Pedestrian Access
-  Vehicular Access
-  Parking space for light goods vehicle (7m (L) x 3.5m (W))
-  Parking space for private cars (5m (L) x 2.5m (W))

1:650

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Layout Plan

Lot 1355 RP and 1356 RP(part) in D.D. 121
Yuen Long, N.T.

**Goldrich Planners &
Surveyors Ltd.**

**Plan 3a
(P 25059)**