Total: 4 pages

Date: 30 January 2026

TPB Ref.: A/YL-TYST/1343

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 and Services and Associated Excavation of Land for a Period of 3 Years at Lots 1552, 1553 RP & 1554 RP in D.D.121, Shan Ha Tsuen, Yuen Long, N.T.

The extent of proposed excavation of land within 'Village Type Development' ("V") zone is shown on the updated Figure 5.   The area of excavation within 'Village Type Development' ("V") zone has been updated to 18.9m^2 and the updated page 6 of the S.16-III application form is attached for your further processing of the captioned application.

The application site will be occupied for selling of second hand private car and car beauty services.   The applicant was previously operating a car beauty services and selling of second hand private car at the adjoining lots under planning permission No. A/YL-TYST/1219 under the name of Winly Car Services Co. at Lots 1552 (Part), 1553 (Part) and 1554 RP (Part) in D.D. 121 and Adjoining Government Land, Shan Ha Tsuen, Yuen Long, New Territories.   It is noted that part of the site is overlapping with the application site of the current application.   Due to the resumption of land by Government, he wishes to relocate his business to the application site.   The site area for the planning permission No. A/YL-TYST/1219 was 980m^2 whereas the site area of the application site of the current application is 1,580m^2.   The application site is the only site available for the applicant to relocate his business at the closest possible to continue to serve the community of Shan Ha Tsuen where his patronage are living.   The application site would also meet the operation needs of the proposed development because the site under planning permission No. A/YL-TYST/1219 demonstrated that it is a not adequate to serve the use of car beauty services and selling of second hand private car simultaneously.
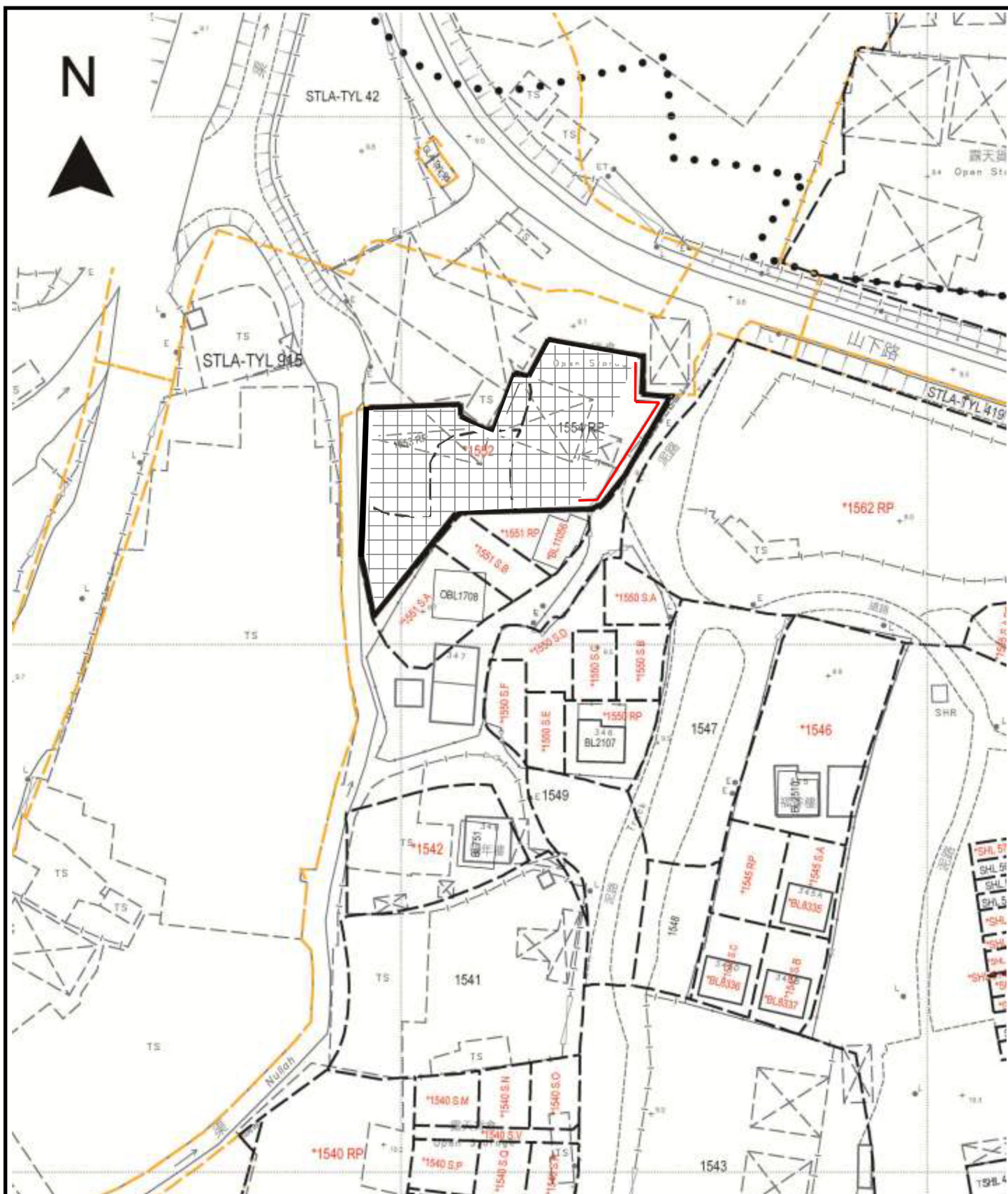
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Should you have any enquiries, please feel free to contact the undersigned at █████ ████ at your convenience.

<div align="right">Yours faithfully,</div>

<div align="right">Patrick Tsui</div>

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

Project 項目名稱:	Drawing Title 圖目:	Remarks 備註:
Proposed Temporary Shop and Services and Associated Excavation of Land for a Period of 3 Years at Lots 1552, 1553 RP & 1554 RP in D.D.121, Shan Ha Tsuen, Yuen Long, N.T.	Excavation of Land Plan	—— Proposed excavation of land (0.45m) for the provision of surface channel for interception of rain water
		▦ Application site within 'R(D)' zone
	Drawing No. 圖號:	Scale 比例:
	Figure 5	1:1000

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays and 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？ | Yes 是 | ☑ 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)) Shan Ha Road ………………………………………………………………… ☐ 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） |
| | | No 否 | ☐ |

(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? | Yes 是 | ☐ Please provide details 請提供詳情 …………………………………………………………………………… …………………………………………………………………………… …………………………………………………………………………… |
| | | No 否 | ☑ |

| (ii) | Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? | Yes 是 | ☑ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ……………… sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ……………… m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ……………… sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ……………… m 米 ☐About 約 ☑ Excavation of land 挖土 Area of excavation 挖土面積 ……18.9…… sq.m 平方米 ☑About 約 Depth of excavation 挖土深度 ……0.45……m 米 ☑About 約 |
| | | No 否 | ☐ |

(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐	No 不會 ☑
		On traffic 對交通	Yes 會 ☐	No 不會 ☑
		On water supply 對供水	Yes 會 ☐	No 不會 ☑
		On drainage 對排水	Yes 會 ☐	No 不會 ☑
		On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
		Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
		Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
		Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
		Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
		Others (Please Specify) 其他 (請列明) _____ _____	Yes 會 ☐	No 不會 ☑