



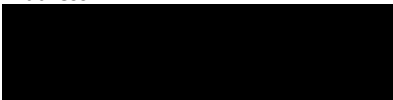
Section 16 Planning Application

Proposed Temporary Shop and Services for a
Period of 3 Years

Lot Nos. 1015, 1016, 1017, 1018 RP (Part),
1019 RP (Part), 1022 RP (Part) and 1038 RP
(Part) in D.D. 121, Tong Yan San Tsuen, Yuen
Long, New Territories

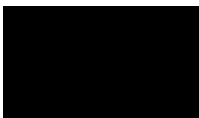
Planning Statement

Address:



Prepared by
Aikon Development Consultancy Limited

Tel :
Fax :
Email:



July 2026

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Shop and Services for a Period of 3 Years** (hereinafter referred to as “the proposed use”) Lot Nos. 1015, 1016, 1017, 1018 RP (Part), 1019 RP (Part), 1022 RP (Part) and 1038 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories (hereinafter referred to as “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use to facilitate consideration by the Board.

The application site falls within areas zoned “Residential (Group B)1” (“R(B)1”) and “Residential (Group D)” (“R(D)”) on the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

- (a) The proposed use provides additional shop and services alternatives to the residents and thereby bringing greater convenience and supporting the overall development of the neighbourhood;*
- (b) The proposed use is in line with the planning intention of the “R(B)1” and “R(D)” zones;*
- (c) The proposed use is compatible with surrounding land uses and characters of the locality;*
- (d) The application site is in close proximity to the local residential clusters, has a prime location and is ideal for the proposed use in serving the neighbourhood;*
- (e) The temporary nature of the proposed use should not jeopardize the planning intention of the “R(B)1” and “R(D)” zones;*
- (f) The applicant will adhere to the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’. No adverse traffic, environmental, or infrastructural impacts arising from the proposed use are anticipated; and*
- (g) No undesirable precedent will be set given there are similar approved applications on the same OZP.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favorable consideration to approving the current application for the proposed use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「是次申請」）作**擬議臨時商店及服務行業（為期三年）**（以下簡稱「擬議用途」）。該申請涉及的地點位於新界元朗唐人新村丈量約份第121約地段第1015號、第1016號、第1017號、第1018號餘段（部分）、第1019號餘段（部分）、第1022號餘段（部分）及第1038號餘段（部分）（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

根據唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14，申請地點屬於「住宅（乙類）1」及「住宅（丁類）」地帶。正如本規劃聲明所詳述，擬議用途的理據充分，理由如下：

- （一） 擬議用途將提供了更多元的商業零售服務選擇，從而帶來更大的便利，並有助於社區的整體發展；
- （二） 擬議用途符合「住宅（乙類）1」及「住宅（丁類）」地帶的規劃意向；
- （三） 申請地點的擬議用途與鄰近的鄉郊環境特質協調；
- （四） 申請地點地段優越，鄰近住宅群，因此擬議用途為理想最適合的發展；
- （五） 擬議用途所屬的臨時性質，將不會阻礙政府履行長遠的「住宅（乙類）1」及「住宅（丁類）」用途規劃意向；
- （六） 申請人將遵守最新的「處理臨時用途及露天貯存用地的環境問題作業指引」。預計擬議用途不會對交通、環境或基礎設施造成不利影響；及
- （七） 鑒於同一分區規劃大綱圖已有類似獲批的申請，因此不會開立不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，敬希城規會各委員積極考慮批准該申請作臨時三年擬議用途。

Table of Contents

1. INTRODUCTION	3
1.1 Purpose	3
1.2 Objectives	3
1.3 Structure of the Planning Statement	3
2. SITE PROFILE	5
2.1 Location and Current Conditions of the Application Site	5
2.2 Surrounding Land-use and Characteristics	5
3. PLANNING CONTEXT	6
3.1 Statutory Planning Context	6
3.2 Similar Applications	6
4. THE DEVELOPMENT PROPOSAL	9
4.1 Site Configuration, Layout and Operation	9
4.2 Proposed Traffic Arrangement	10
4.3 Environmental Consideration	11
4.4 Provision of Drainage Facilities	11
5. PLANNING JUSTIFICATIONS	12
5.1 Meeting the Needs of the Locals and Bring Convenience to the Area	12
5.2 In Line with the Planning Intention of “R(B)1” and “R(D)” zones	12
5.3 Compatible with Surrounding Land Uses and Acting as Buffer to Brownfield Operation	12
5.4 Appropriate Location of The Proposed Use	12
5.5 Temporary Nature Would Not Jeopardize its Planning Intention of “R(B)1” and “R(D)” zones	13
5.6 No Adverse Traffic and Infrastructural Impacts	13
5.7 Not Setting an Undesirable Precedent	13
6. CONCLUSION	14

List of Figures

Figure 1	Extract of Lot Index Plan (No. ags_ S00000160016_0001)
Figure 2	Extract of Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Figure 3	Indicative Layout Plan

List of Tables

Table 1	Similar Applications
Table 2	Proposed Key Development Parameters
Table 3	Details of the Proposed Structures
Table 4	Estimated Trip Generation/Attraction

1. INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Shop and Services for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 1015, 1016, 1017, 1018 RP (Part), 1019 RP (Part), 1022 RP (Part) and 1038 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories (hereinafter referred to as “the application site”). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board. **Figure 1** indicates the location of the application site.
- 1.1.2 The application site currently falls within areas zoned “Residential (Group B)1” (“R(B)1”) and “Residential (Group D)” (“R(D)”) on the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 (hereinafter referred to as “the Current OZP”) (**Figure 2** refers). As stipulated in the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board...”. In this connection, the current application seeks planning permission from the Board for the proposed use on a temporary basis for a period of three years.
- 1.1.3 Prepared on behalf of *Exact Win Limited* (hereinafter referred to as “the Applicant”), *Aikon Development Consultancy Limited* has been commissioned to prepare and submit the current application.

1.2 Objectives

- 1.2.1 The current application strives to achieve the following objectives:-

- (a) *To enable the Applicant to utilise the application site to serve the needs of the local residents and support local development;*
- (b) *To capitalize on opportunities brought by the future developments in the surrounding areas and support the overall growth of Tong Yan San Tsuen;*
- (c) *To maximize land utilization in an area with great locational advantage in terms of the proximity to the local residential clusters; and*
- (d) *To avoid causing any adverse traffic, drainage nor infrastructural impacts on the surrounding environment.*

1.3 Structure of the Planning Statement

- 1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the

proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the proposed use.

2. SITE PROFILE

2.1 Location and Current Conditions of the Application Site

- 2.1.1 The application site is flat and paved, and is accessible from Long Hon Road via a local track with a vehicular ingress/egress point at the south. There are several temporary structures within the application site.

2.2 Surrounding Land-use and Characteristics

- 2.2.1 The surrounding areas of the application site are predominately rural in character, comprising a mixture of residential developments, temporary structures, open storage yards, vehicle repair workshops, tree clusters, and vegetated land. To the immediate west of the site are low- to medium-rise residential developments, while an open storage yard lies directly to the east.

3. PLANNING CONTEXT

3.1 Statutory Planning Context

- 3.1.1 The application site falls within areas zoned (“R(B)1”) and (“R(D)”) on the Current OZP (**Figure 3** refers). According to the Notes of the Current OZP, “R(B)” zone is intended primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board; “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.
- 3.1.2 As stipulated in the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board...”. In this connection, the applicant seeks planning permission from the Board for the proposed use on a temporary basis of three years.

3.2 Similar Applications

- 3.2.1 There are similar approved applications for applying shops and services within “R(B)” or “R(D)” zones within the same OZP. Details of these applications are summarized in **Table 1** below.

Table 1: Similar Applications

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/YL-TYST/799	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) for a Period of 3 Years	“R(B)”	Approved with condition(s) on a temporary basis (12.8.2016)
A/YL-TYST/820	Proposed Temporary Shop and Services (Retail Shop for Metal and Home Appliance) for a Period of 3 Years	“R(B)”	Approved with condition(s) on a temporary basis (23.12.2016)
A/YL-TYST/859	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	“R(B)”	Approved with condition(s) on a temporary basis (10.11.2017)
A/YL-TYST/890	Proposed Temporary Shop and Services (Retail Shop for Electrical Appliances) for a Period of 3 Years	“R(D)”	Approved with condition(s) on a temporary basis (4.5.2018)
A/YL-TYST/948	Temporary Shop and Services (Convenience Store) for a Period of 3 Years	“R(B)”	Approved with condition(s) on a temporary basis (22.3.2019)

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/YL-TYST/1029	Proposed Temporary Shop and Services for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (10.7.2020)
A/YL-TYST/1063	Proposed Temporary Shop and Services for Period of 3 Years	"R(D)"	Approved with condition(s) on a temporary basis (30.4.2021)
A/YL-TYST/1127	Proposed Temporary Shop and Services for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (14.1.2022)
A/YL-TYST/1186	Proposed Temporary Shop and Services for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (11.11.2022)
A/YL-TYST/1248	Proposed Temporary Shop and Services and Wholesale of Carpet for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (12.1.2024)
A/YL-TYST/1254	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	"R(D)"	Approved with condition(s) on a temporary basis (15.3.2024)
A/YL-TYST/1294	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (10.1.2025)
A/YL-TYST/1296	Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years	"R(B)"	Approved with condition(s) on a temporary basis (14.2.2025)
A/YL-TYST/1306	Temporary Shop and Services for a Period of 5 Years	"R(B)"	Approved with condition(s) on a temporary basis (28.3.2025)
A/YL-TYST/1308	Temporary Shop and Services for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (23.5.2025)
A/YL-TYST/1309	Proposed Temporary Shop and Services for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (23.5.2025)

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/YL-TYST/1312	Proposed Temporary Shop and Services for a Period of 3 Years	"R(D)"	Approved with condition(s) on a temporary basis (4.7.2025)
A/YL-TYST/1329	Proposed Temporary Shop and Services for a Period of 3 Years	"R(D)"	Approved with condition(s) on a temporary basis (19.12.2025)
A/YL-TYST/1335	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (7.11.2025)
A/YL-TYST/1336	Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years	"R(D)"	Approved with condition(s) on a temporary basis (7.11.2025)
A/YL-TYST/1343	Proposed Temporary Shop and Services and Associated Excavation of Land for a Period of 3 Years	"R(D)"	Approved with condition(s) on a temporary basis (6.2.2026)
A/YL-TYST/1351	Proposed Temporary Shop and Services and Eating Place for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (22.5.2026)
A/YL-TYST/1350	Temporary Shop and Services for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (22.5.2026)

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

- 4.1.1 It is proposed to utilise the application site for the proposed use (i.e. Proposed Shop and Services for a Period of 3 Years) in order to cater to the daily needs of residents living in Tong Yan San Tsuen. The application site has a site area of approximately 2,140m².
- 4.1.2 The proposed development aims to accommodate a grocery store in order to provide additional and alternative commercial options for residents of Tong Yan San Tsuen and the surrounding neighbourhood, thereby supporting local development. No eating place will be provided within the application site.
- 4.1.3 The proposed use comprises six single-storey temporary structures, including three for shop and services and three ancillary structures (i.e., ancillary office, portable toilet and electricity room). The building height of all temporary structures will not exceed 5m (1 storey). The proposed development has a total GFA of about 655m², comprising about 627m² for shop and services and 28m² for ancillary uses.
- 4.1.4 The opening hours of the proposed use will be from 7:00 a.m. to 9:00 p.m. daily (including public holidays). The maximum capacity at any one time will be 30 visitors and 5 staff members.
- 4.1.5 The indicative layout plan is shown in **Figure 3** whilst the key development parameters for the proposed use are detailed in **Table 2** and **Table 3**.

Table 2: Key Development Parameters

Proposed Use	Proposed Temporary Shop and Services for a Period of 3 Years
Operation Hours	From 7:00 a.m. to 9:00 p.m. daily (including public holidays)
Site Area	About 2,140m ²
Covered Area	About 655m ² (About 30.6%)
Uncovered Area	About 1,485m ² (About 69.4%)
Total Plot Ratio	About 0.30
Temporary Structure No(s). No. of Storey Maximum Height Total Floor Area	6 Not More Than 1 Storey Not More Than 5m About 655m ²
Ingress/Egress Point	About 12m wide
No. of Parking Spaces Private Car (5m(L) x 2.5m(W))	4
No. of Loading/Unloading (L/UL) Bays LGVs (11m(L) x 3.5m(W))	1

Table 3: Details of the Proposed Structures

Structure/ Container No.	Proposed Use	Floor Area (About) (m ²)	No. of Storeys	Max. Height (About) (m)
S1	Shop and Services	228	1	5
S2	Shop and Services	209	1	5
S3	Shop and Services	190	1	5
S4	Ancillary Office	20	1	4
S5	Portable Toilet	4	1	3
S6	Electricity Room	4	1	3
	Total	655		

4.2 Proposed Traffic Arrangement

4.2.1 The application site is accessible from Long Hon Road via a local track with an ingress/egress point (in about 12m) at the south. Within the application site, four parking spaces for private cars and one L/UL bay for LGVs are provided. Sufficient internal maneuvering space is provided to ensure that no vehicle will queue back onto or reverse into/from the public road.

4.2.2 As the proposed development is located in close proximity to the major residential clusters in Tong Yan San Tsuen and franchised bus services are available in about 5 minutes away from the application site, most visitors and staff are expected to arrive on foot or via public transport. Consequently, the estimated trip generation and attraction will be 8–10 vehicular trips per day for visitors and staff, and 6–8 trips per week for loading and unloading activities during operating hours (7:00 a.m. to 9:00 p.m. daily, including public holidays). These minimal trips are well within local traffic capacity. Therefore, no adverse traffic impact on the surrounding road network is anticipated.

- 4.2.3 The proposed development incorporates a range of traffic design features to ensure smooth manoeuvring of vehicles to / from the local access and within the application site, including sufficient space for internal access, manoeuvring and an ingress/egress for vehicular access in about 12m-wide. Since various traffic design features have been carefully included to accommodate the specific requirements of the proposed vehicles and facilitate efficient and safe movement throughout the application site and its surrounding road network, it can be assured that no vehicle will be queued back to or reversed onto/from the application site and all parking and loading/unloading activities will be confined within the application site. The proposed usage of the abovementioned vehicles will be feasible in terms of the overall road capacity and is suitable/adequate to serve the proposed development.

4.3 Environmental Consideration

- 4.3.1 All activities of the proposed use will only be confined within the application site without affecting the neighboring uses. The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.
- 4.3.2 During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23 to minimize the impact on the nearby watercourse water quality. Runoff generated during the construction phase will be directed into storm drains via properly designed sand and silt removal systems, including sand traps, silt traps, and sediment basins. These silt removal facilities, along with channels and manholes, will be regularly maintained, with silt and grit being cleared at the beginning and end of each rainstorm to ensure their continuous functionality.

4.4 Provision of Drainage Facilities

- 4.4.1 The application site is flat, paved land with no history of flooding. Should the Current Application be approved, the Applicant is committed to submit a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

5. PLANNING JUSTIFICATIONS

5.1 Meeting the Needs of the Locals and Bring Convenience to the Area

- 5.1.1 The proposed use at the application site provides additional and alternative local services to residents in Tong Yan San Tsuen and surrounding communities, supporting the overall development of the local area. Given its close proximity to major residential clusters in Tong Yan San Tsuen, the provision of shop and services at the application site will create a convenient focal point for local residents. Furthermore, the proposed development will generate local employment opportunities, boosting the local economy and community vitality.

5.2 In Line with the Planning Intention of "R(B)1" and "R(D)" zones

- 5.2.1 The application site falls within areas zoned "R(B)1" and "R(D)" on the Current OZP. The "R(B)" zone is intended primarily for suburban medium-density residential developments where commercial uses serving the neighbourhood may be permitted on application to the Town Planning Board. As "Shop and Services" is a Column 2 use within both "R(B)" and "R(D)" zones and is intended to provide commercial use to serve local residents, the proposal use aligns with the planning intentions of these zones.

5.3 Compatible with Surrounding Land Uses and Acting as Buffer to Brownfield Operation

- 5.3.1 Given that similar land uses, including temporary shop and services, temporary eating place and residential dwellings/structures, are found in the surrounding areas and the proposed use is solely to be used to serve the needs of the local residents, it is considered compatible with the surrounding rural environment and residential setting, in terms of its geographical location and land use.
- 5.3.2 In view of the fact that the proposed development is of a moderate scale, with a building height of not more than 5m, no visual obstruction or incompatible landscape impact will be created in the area. The proposed development should be considered compatible with the surrounding area comprising low-rise residential dwellings/structures and temporary structures.
- 5.3.3 In addition, the proposed use could serve as a buffer to mitigate potential impacts between the residential developments to its west and the brownfield operations to its east.

5.4 Appropriate Location of The Proposed Use

- 5.4.1 The application site is situated in close proximity to major residential clusters in Tong Yan San Tsuen. Its high accessibility to the surrounding residential neighborhood makes it a prime, ideal location for serving local community needs.

5.5 Temporary Nature Would Not Jeopardize its Planning Intention of “R(B)1” and “R(D)” zones

- 5.5.1 Notwithstanding that the application site falls within areas zoned “R(B)1” and “R(D)” on the Current OZP, the temporary nature of the current application will by no means jeopardize the long-term planning intention of these zones.
- 5.5.2 In addition, as no permanent structures are proposed at the application site, the application site could be easily reinstated should continuation of the temporary use not be permitted in the future.

5.6 No Adverse Traffic and Infrastructural Impacts

- 5.6.1 Appropriate internal transport facilities and sufficient maneuvering space are provided on-site. No vehicles will queue back onto or reverse into/from public roads. Coupled with the availability of franchised bus services within a 5-minute walk, the traffic generated by the proposal is minimal and well within local capacity.
- 5.6.2 Should the Current Application be approved, the Applicant is committed to submitting a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

5.7 Not Setting an Undesirable Precedent

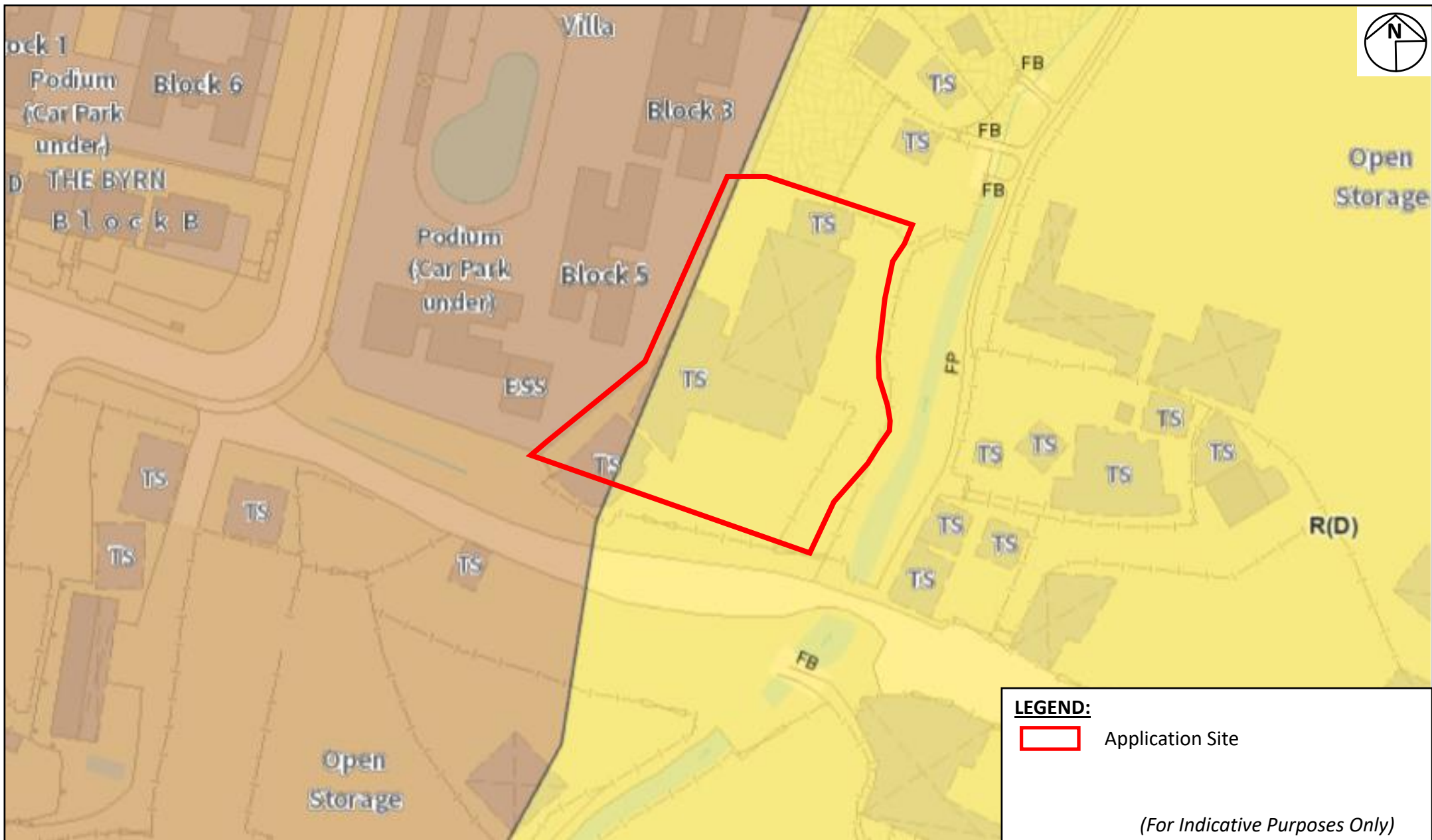
- 5.7.1 Having considered that there were other planning applications for shop and services uses within “R(B)” or “R(D)” zones within the same OZP approved by the Board, approvals granted for these applications more or less implied certain degree of flexibility was given by the Board to recognize and allow shop and services uses within these zones. In this regard, approval of the current application will not set an undesirable precedent to other similar application.

6. CONCLUSION

- 6.1 This Planning Statement is submitted to the Board in support of the current application for the proposed use at the application site. This Planning Statement serves to provide background information and planning justifications in support of the proposed use to facilitate consideration by the Board.
- 6.2 The application site falls within areas zoned “Residential (Group B)1” (“R(B)1”) and “Residential (Group D)” (“R(D)”) on the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -
- (a) The proposed use provides additional shop and services alternatives to the residents and thereby bringing greater convenience and supporting the overall development of the neighbourhood;*
 - (b) The proposed use is in line with the planning intention of the “R(B)1” and “R(D)” zones,*
 - (c) The proposed use is compatible with surrounding land uses and characters of the locality;*
 - (d) The application site is in close proximity to the local residential clusters, has a prime location and is ideal for the proposed use in serving the neighbourhood;*
 - (e) The temporary nature of the proposed use should not jeopardize the planning intention of the “R(B)1” and “R(D)” zones;*
 - (f) The applicant will adhere to the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’. No adverse traffic, environmental, or infrastructural impacts arising from the proposed use are anticipated; and*
 - (g) No undesirable precedent will be set given there are similar approved applications on the same OZP.*
- 6.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favorable consideration to approving the current application for the proposed use for a temporary period of 3 years.

List of Figures

Figure 1	Extract of Lot Index Plan (No. ags_ S00000160016_0001)
Figure 2	Extract of Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Figure 3	Indicative Layout Plan



Project:

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 3 Years at Lot Nos. 1015, 1016, 1017, 1018 RP (Part), 1019 RP (Part), 1022 RP (Part) and 1038 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Title:

Extract of Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14

Figure:

2

Scale:

Not to Scale

Date:

Jun 2026



AIKON DEVELOPMENT CONSULTANCY LTD.

DEVELOPMENT PARAMETERS

APPLICATION SITE	:	2,140 m ² (ABOUT)
COVERED AREA	:	655 m ² (ABOUT)
UNCOVERED AREA	:	1,485 m ² (ABOUT)
FLOOR AREA	:	655m ² (ABOUT)

PARKING AND LOADING/UNLOADING PROVISION

PARKING SPACE (PC)	:	4 NOS. (5 M(L) X 2.5 M(W))
L/UL SPACE (LGV)	:	1 NO. (11 M(L) X 3.5 M(W))

LEGEND

	APPLICATION SITE BOUNDARY WITH BOUNDARY FENCING OF 1.8M(H)
	PROPOSED STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (LGV)
	INGRESS/EGRESS (12M-WIDE)

STRUCTURE

S1	Shop and Services
S2	Shop and Services
S3	Shop and Services
S4	Ancillary Office
S5	Portable Toilet
S6	Electricity Room
Total	

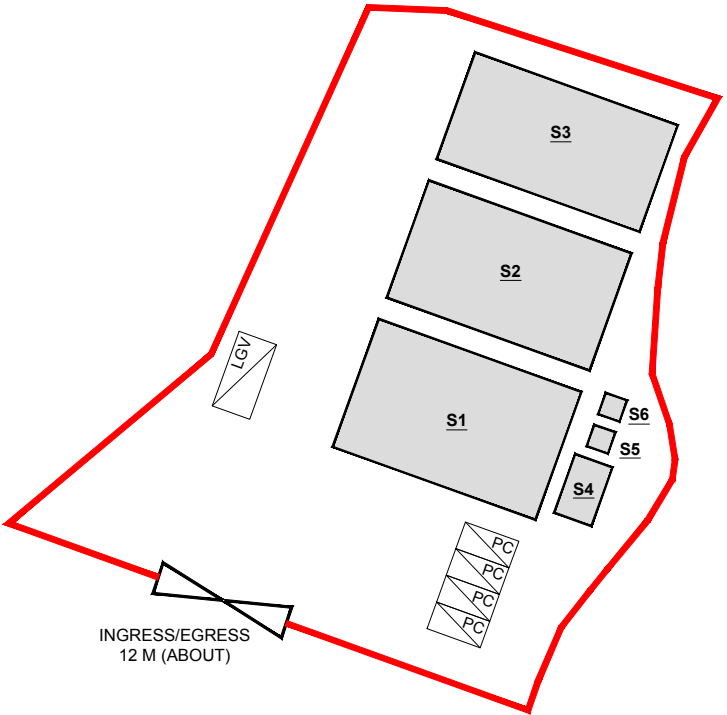
USES

FLOOR AREA (ABOUT)

228 m ²
209 m ²
190 m ²
20 m ²
4 m ²
4 m ²
655 m ²

BUILDING HEIGHT

5m (Not More Than) (1-Storey)
5m (Not More Than) (1-Storey)
5m (Not More Than) (1-Storey)
4m (Not More Than) (1-Storey)
3m (Not More Than) (1-Storey)
3m (Not More Than) (1-Storey)



Project:
Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 3 Years at Various Lot in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Title:
Indicative Layout Plan

Ref.: ADCL/PLG-10358/R001/F004

Figure:
4
Scale:
1:1500
Date:
Jun 2026

