

2025年 3月 1日

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 2025 -03- 11  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land  
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行  
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\*

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TT/704
	Date Received 收到日期	2025-03-11

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Top Ease Creation Limited

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Pinnacle Surveyors Limited  
永力高測量師行

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	D.D. 116 Lot No. 3578 R.P., Tong Tau Po, Yuen Long 新界元朗塘頭埔丈量約份第116約地段第3578號餘段
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,710.1 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 839.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 大棠分區計劃大綱核准圖編號 S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development 鄉村式發展
(f) Current use(s) 現時用途	Open Storage 露天貯物  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"#  
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on ..... (DD/MM/YYYY)#&  
於 ..... (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)&  
於 ..... (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)&  
於 ..... (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)&  
於 ..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展

Proposed Temporary Shop and Services for a period of 3 years  
擬議臨時商店及服務行業 為期 3 年

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for 申請的許可有效期

☒ year(s) 年 ..... 3 .....

☐ month(s) 個月 .....

**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 ..... 870.3 .....sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 839.8 .....sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 5 .....

Proposed domestic floor area 擬議住用樓面面積 ..... Nil .....sq.m ☒About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 839.8 .....sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 ..... 839.8 .....sq.m ☒About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA (ABOUT)	GROSS FLOOR AREA (ABOUT)	BUILDING HEIGHT (ABOUT)	NO. OF STOREY
S1	SHOP	228.9 sq. m.	228.9 sq. m.	5.5	1
S2	SHOP	228.9 sq. m.	228.9 sq. m.	5.5	1
S3	SHOP	229.0 sq. m.	229.0 sq. m.	5.5	1
S4	SHOP	151.0 sq. m.	151.0 sq. m.	5.5	1
EM	ELECTRICAL METER ROOM	2.0 sq. m.	2.0 sq. m.	3	1
TOTAL		839.8 sq. m.	839.8 sq. m.		

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 ..... 3 .....

Motorcycle Parking Spaces 電單車車位 .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 .....

Others (Please Specify) 其他 (請列明) .....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 .....

Coach Spaces 旅遊巴車位 .....

Light Goods Vehicle Spaces 輕型貨車車位 ..... 1 .....

Medium Goods Vehicle Spaces 中型貨車車位 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....

Proposed operating hours 擬議營運時間 8:00 am to 8:00 pm (Monday to Saturday) Closed on Sunday 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	<input checked="" type="checkbox"/> 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)) - Tai Shui Ha Road East - 太樹下東路	
	No 否	<input type="checkbox"/> 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) <input type="checkbox"/>	
(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，請另頁註明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	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" type="checkbox"/>	
(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	<input type="checkbox"/> (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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(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 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	_____		
	_____		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please find our planning justifications in the supplementary sheets attached for your information.

請在隨附的補充表中找到我們的規劃理由，以供您參考。

**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

*Chris Tang*

K. Tang

Name in Block Letters  
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Consultant

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

Pinnacle Surveyors Limited 永力高測量師行

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

28 / 01 / 2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	D.D. 116 Lot No. 3578 R.P., Tong Tau Po, Yuen Long, New Territories 新界元朗塘頭埔丈量約份第116約地段第3578號餘段
Site area 地盤面積	1,710.1 sq. m 平方米 <input checked="" type="checkbox"/> About 約 <del>(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)</del>
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 大棠分區計劃大綱核准圖編號S / YL-TT / 20
Zoning 地帶	Village Type Development 鄉村式發展
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services for a period of 3 years 擬議臨時商店及服務行業為期 3 年

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	839.8 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.49 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil	<input type="checkbox"/> (Not more than 不多於) m 米
		Nil	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	5.5	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	49 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 <del>Motorcycle Parking Spaces 電單車車位</del> <del>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</del> <del>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</del> <del>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</del> Others (Please Specify) 其他 (請列明) _____ _____		3 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  <del>Taxi Spaces 的士車位</del> <del>Couch Spaces 旅遊巴車位</del> Light Goods Vehicle Spaces 輕型貨車車位 <del>Medium Goods Vehicle Spaces 中型貨車車位</del> <del>Heavy Goods Vehicle Spaces 重型貨車車位</del> Others (Please Specify) 其他 (請列明) _____ _____		1 (LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) <del>總綱發展藍圖</del> ／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
OZP Extract Plan, Transport Plans		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-Swept Path Analysis Diagrams		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

# PLANNING STATEMENT

***PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT" ZONE AT THE REMAINING PORTION OF LOT 3578 IN D.D. 116, TONG TAU PO, YUEN LONG, NEW TERRITORIES***

1.	Background	1.1	The applicant seeks the Town Planning Board's (the Board) permission for the use the application site (the Site) for 'shop and services' uses comprising: a) a showroom for sale of decoration construction materials; b) a shop for the sale (retail) of metalware / construction materials; c) a shop for Interior Design and Decoration; d) a shop for interior Design and Decoration with reception counter and e) an electrical meter room for supply of electricity to serve the nearby locals, i.e. residents of Tong Tau Po Tsuen and nearby villages. (Please refer to the Site Layout Plan at Appendix 1).
		1.2	The Site has been used for open storage purposes before the publication of the Tai Tong IDPA Plan No. IDPA/YL-TT/1, hence, is an existing use.
		1.3	<b><u>Previous Application</u></b> The application site was involved in a previous s.16 application which was approved by the Rural and New Town Planning Committee held on 11.9.2023 on a temporary basis for a period of 3 years until 11.9.2026 subject to conditions (Appendix 9). The said planning approval ceased to have effect due to oversight to comply with those time-limited approval conditions regarding the submission of the Drainage and Fire Service Installations (FSIs) proposals; and to submit application for Extension of Time for Compliance with Planning Conditions for Temporary Use or Development on time.
		1.4	The applicant has now submitted the Drainage Proposal (Appendix 10) and/FSIs proposal (Appendix 11) to support the current application and request that sympathetic consideration be given to the current application.
		1.5	There are no material changes in planning circumstances such as planning policy and land use zoning in the area since the previous permission was granted.

# PLANNING STATEMENT

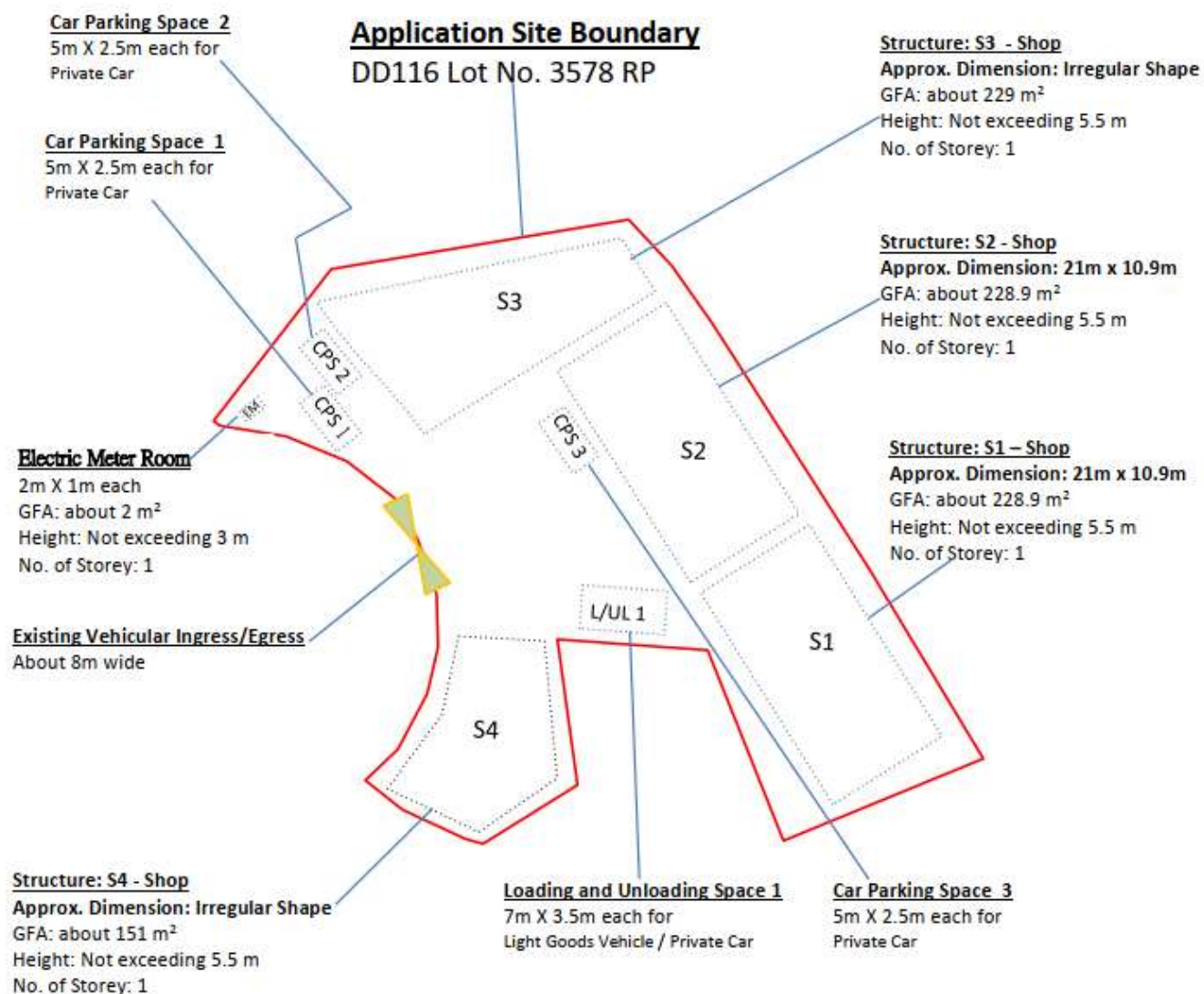
***PROPOSED TEMPORARY SHOP AND SERVICES  
FOR A PERIOD OF 3 YEARS  
IN "VILLAGE TYPE DEVELOPMENT" ZONE  
AT THE REMAINING PORTION OF LOT 3578 IN  
D.D. 116, TONG TAU PO,  
YUEN LONG, NEW TERRITORIES***

2.	Planning Context	2.1	The Site falls within an area zoned as "Village Type Development" ("V") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (Please refer to the extract of the OZP at Appendix 2). According to the Notes of the OZP, 'Shop and Services' is a column two use within the "V" zone, which requires permission from the Board.
		2.2	There are at present no similar shops in the area. The applied use intends to support the daily lives and urgent needs of nearby residents as well as provide one-stop services to those building contractors. As the application is only on a temporary basis, it will not frustrate the long-term planning intention of the "V" zone. Furthermore, there is at present no small house application found within the Site. The building height of the proposed structures are also similar to the nearby New Territories Exempted Houses; hence, it is considered not incompatible with the surrounding environment.
		2.3	The application for the proposed uses, if approved, will help eradicate the unplanned open storage activities on the Site.
3.	Development Proposal	3.1	The Site occupies an area of 1,710.1 sq. m. (about) of private land. 5 structures are proposed to be erected on the Site for 'shop and services use' with a showroom for sale of decoration construction materials, a shop for retailing of metalware construction materials, a shop for Interior Design and Decoration, a shop for Interior Design and Decoration with reception counter and an electrical meter room, occupying a total GFA of 839.8 sq. m. (about). (Please refer to the Site Development Schedule at Appendix 3). The operation hours of the Site are from 08:00 hours to 20:00 hours daily from Monday to Saturday (excluding Sunday and public holiday(s)). The estimated number of visitors per day are 10. The number of staff working at the Site are 4. Operation Mode of the Proposed Development are provided at Appendix 4.

# PLANNING STATEMENT

***PROPOSED TEMPORARY SHOP AND SERVICES  
FOR A PERIOD OF 3 YEARS  
IN "VILLAGE TYPE DEVELOPMENT" ZONE  
AT THE REMAINING PORTION OF LOT 3578 IN  
D.D. 116, TONG TAU PO,  
YUEN LONG, NEW TERRITORIES***

3.	Development Proposal	3.2	The Site is accessible from Tai Shu Ha Road East and there is a Green Public Light Bus station close to the Site (Please refer to the Transport Plan at Appendix 5). Staff working there will commute by taking the Green Public Light Bus. 3 private car parking spaces are provided for visitors to commute to the Site. 1 loading/unloading space for light goods vehicle is provided for transportation of goods to support the daily operation of the Site. (Please refer to the Site Layout Plan at Appendix 1).
		3.3	Sufficient space is provided for vehicles to smoothly maneuver within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road. (Please refer to the Swept Path Analysis Diagrams at Appendix 6.) No medium or heavy goods vehicles, including container tractor/trailer will be allowed to enter/exit the site at any time during the planning approval period. As trips generated and attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network would not be anticipated (Please refer to the Trips Generation and Attraction Analysis Table at Appendix 7.)
		3.4	The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and Professional Persons Environmental Consultative Committee Practice Notes' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.
4.	Conclusion	4.1	The proposed development will not create any significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. Adequate mitigation measures, where necessary, will be provided after planning approval has been granted from the Board.
		4.2	In view of the above, the Board is hereby respectfully requested to approve this application.

**Project :**

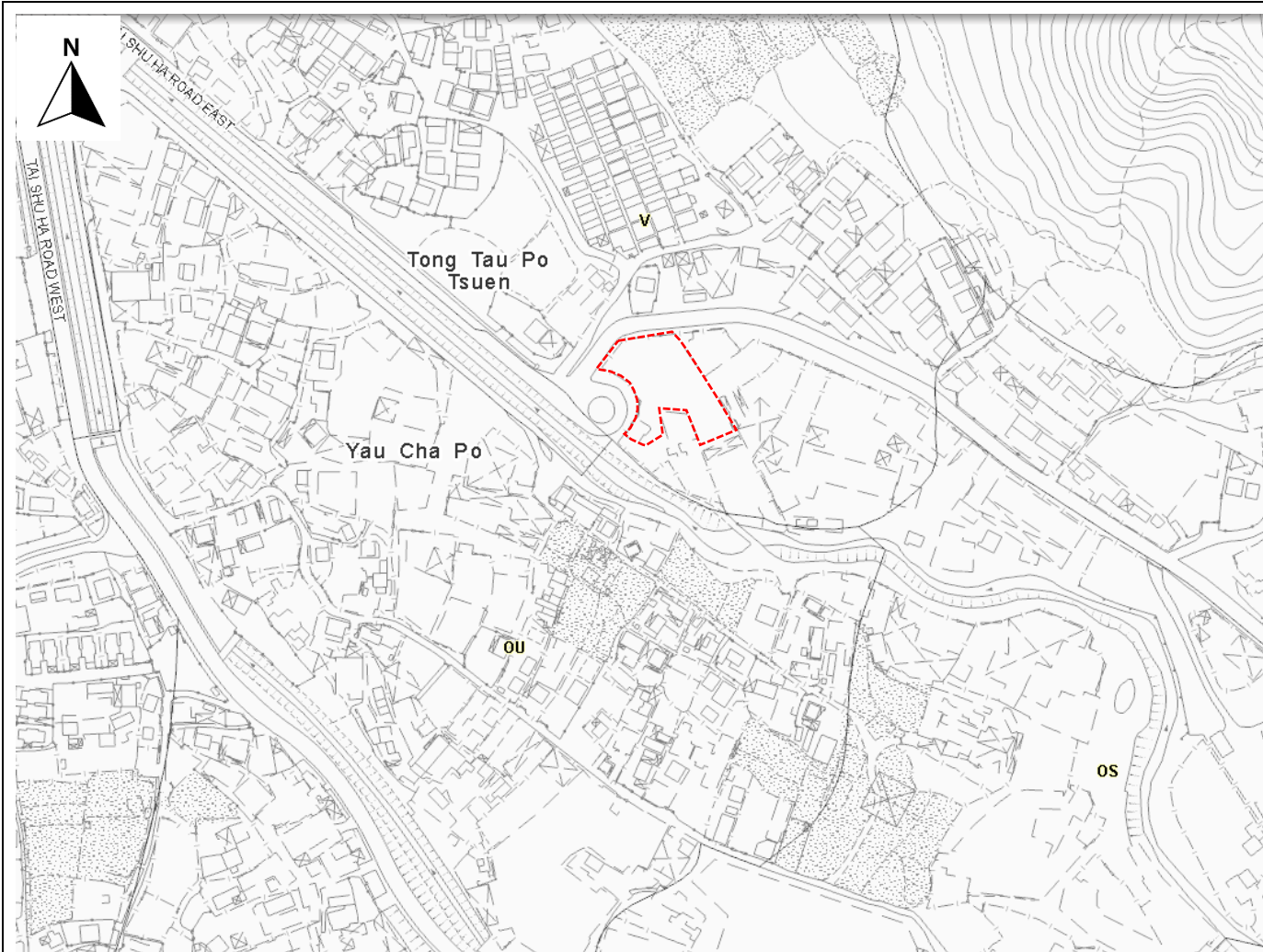
Proposed Shop and Services for a Period of 3 Years at Remaining Portion of Lot No. 3578, in D.D. 116, Tong Tau Po, Yuen Long, New Territories.

**Drawing Title:**

Site Layout Plan

**Drawing No.:**

Figure 1-a



## Legend



Application Site

## Map Legend

## Statutory Plan

## OZP Zoning

- OU Other Specified Uses
- V Village Type Development
- AGR Agriculture
- CA Conservation Area
- OS Open Storage

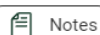
## zoning information

Statutory Plan Name **Tai Tong**

Plan No. S/YL-TT/20

Zoning Village Type Development

Area 341072m<sup>2</sup>



Notes



Map

**Project :**

Proposed Temporary Shop and Services for a Period of 3 Years at Remaining Portion of Lot No. 3578, in D.D. 116, Tong Tau Po, Yuen Long, New Territories.

**Drawing Title:**

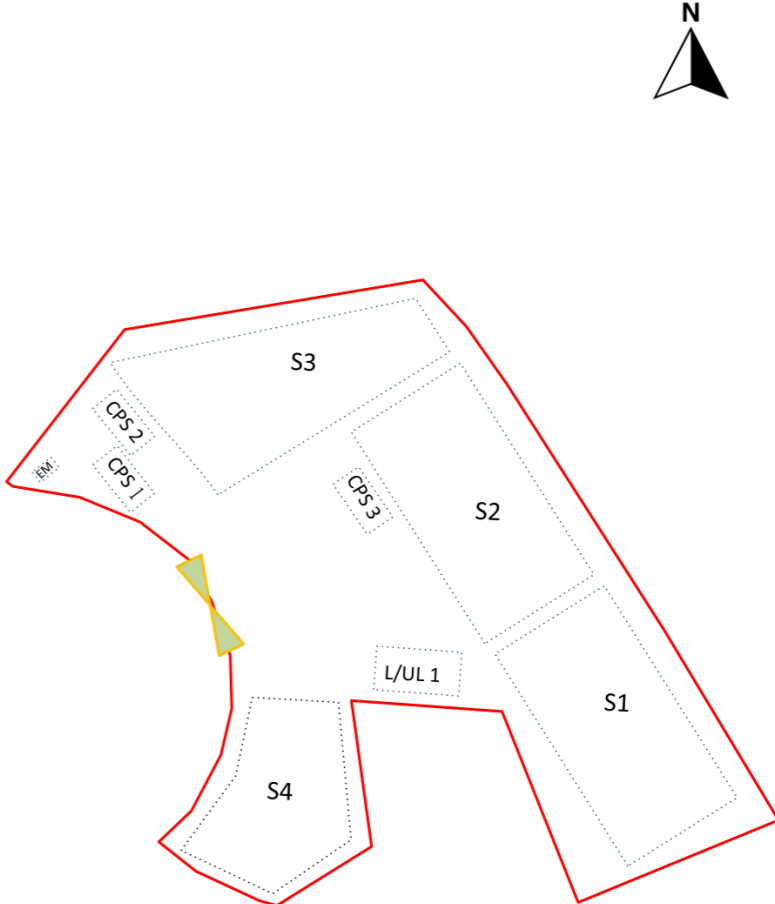
Outline Zoning Plan (Extract)

Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20

**Drawing No.:**

Figure 2

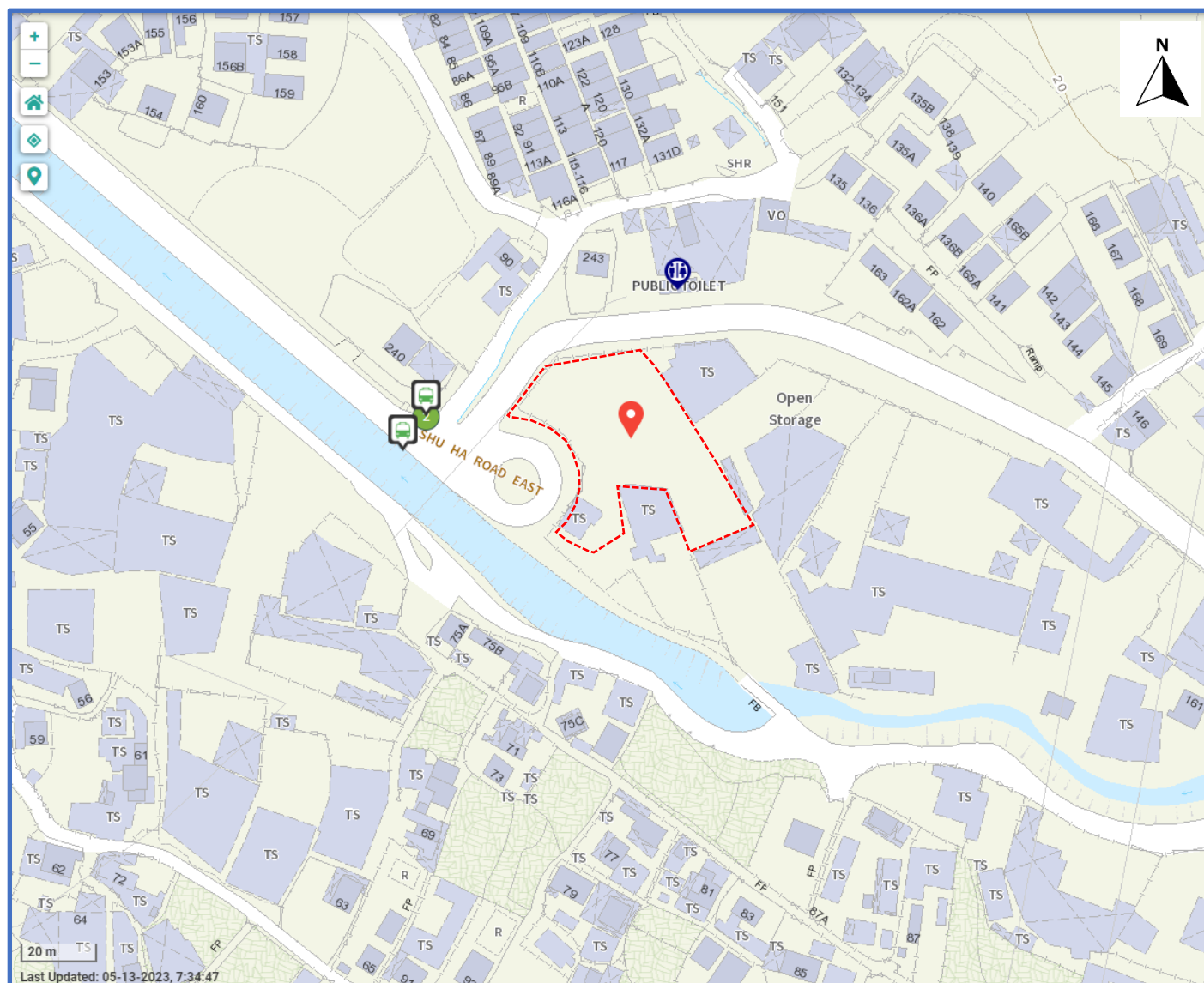
SITE DEVELOPMENT SCHEDULE

TEMPORARY STRUCTURES DEVELOPMENT SCHEDULE	STRUCTURE		USE	COVERED AREA (ABOUT)	GROSS FLOOR AREA (ABOUT)	BUILDING HEIGHT (ABOUT)	NO. OF STOREY	SITE LAYOUT PLAN	
	S1	SHOWROOM FOR SALE OF DECORATION CONSTRUCTION MATERIALS;		228.9 sq. m.	228.9 sq. m.	5.5 m.	1		
	S2	SHOP FOR THE SALE (RETAIL) OF METALWARE / CONSTRUCTION MATERIALS;		228.9 sq. m.	228.9 sq. m.	5.5 m.	1		
	S3	SHOP FOR INTERIOR DESIGN AND DECORATION;		229.00 sq. m.	229.00 sq. m.	5.5 m.	1		
	S4	SHOP FOR INTERIOR DESIGN AND DECORATION WITH RECEPTION COUNTER AND AN ANCILLARY OFFICE;		151.00 sq. m.	151.00 sq. m.	5.5 m.	1		
	EM	AN ELECTRICAL METER ROOM FOR SUPPLY OF ELECTRICITY		2.00 sq. m.	2.00 sq. m.	3 m.	1		
	TOTAL			839.80 sq. m.	839.80 sq. m.				
PARKING AND LOADING / UNLAOADING PROVISION					DIMENSIONS		TOTAL		
	NO.	PARTICULARS			LENGTH	WIDTH			
	CPS 1	PRIVATE CAR PARKING SPACE 1			5 m.	2.5 m.	3 CPS		
	CPS 2	PRIVATE CAR PARKING SPACE 2			5 m.	2.5 m.			
	CPS 3	PRIVATE CAR PARKING SPACE 3			5 m.	2.5 m.			
L/UL 1	LOADING AND UNLOADING SPACE FOR LIGHT GOOD VEHICLE 1			7 m.	3.5 m.	1 L/UL			
DEVELOPMENT PARAMETERS	Particulars		(ABOUT)			(ABOUT)			
	APPLICATION SITE AREA		1710.1 sq. m.	DOMESTIC GFA		N/A	NO. OF STRUCTURE		5
	COVERED AREA		839.8 sq. m.	NON-DOMESTIC GFA		839.8 sq. m.	NO. OF STOREY		1
	UNCOVERED AREA		870.3 sq. m.	TOTAL GFA		839.8 sq. m.	BUILDING HEIGHT		5.5 m.
	PLOT RATIO		0.49	DOMESTIC PLOT RATIO		N/A			
	SITE COVERAGE		49%	NON- DOMESTIC PLOT RATIO		0.49			




**Project :**  
**Proposed Temporary Shop and Services for a Period of 3 Years at Remaining Portion of Lot No. 3578, in D.D. 116, Tong Tau Po, Yuen Long, New Territories.**

OPERATION MODE OF THE PROPOSED DEVELOPMENT			FOR S.16 PLANNING APPLICATION OF PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT" ZONE AT THE REMAINING PORTION OF LOT 3578 IN D.D. 116, TONG TAU PO, YUEN LONG, NEW TERRITORIES
PROPOSED DEVELOPMENT			OPERATION HOURS
Structure No.	OPERATION MODE	OBJECTIVES	
<b>S1</b>	<u>Showroom</u> -for sale of decoration construction materials;	<i>The proposed showroom is to serve the nearby residents in the area;</i>  <i>Interior decoration construction materials such as floor tiles, marble plates, faucet, bathing tub, toilet bowls, etc will be displayed in the showroom.</i>  <i>Large size items will be delivered to clients directly from the warehouse located elsewhere.</i>	<b>08:00 hours to 20:00 hours daily from Monday to Saturday</b>  <b>No operation on Sunday and public holiday(s)</b>
<b>S2</b>	<u>Shop</u> -for the sale (retail) of metalware / construction materials;	<i>The proposed shop is to serve the nearby residents in the area;</i>  <i>Metalwares of non-flamable items such as nails, hammers, cutters, etc will be sold to meet the daily needs of the residents.</i>	
<b>S3</b>	<u>Shop</u> -for Interior Design and Decoration;	<i>The proposed shop is to serve the nearby residents in the area;</i>  <i>Model rooms to display different types of interior designs and decorations will be provided in this structure for client's reference.</i>	
<b>S4</b>	<u>Shop for Interior Design and Decoration with Reception Counter and an ancillary office'.</u>	<i>The proposed shop is to serve the nearby residents in the area;</i>  <i>Model rooms displaying different types of interior designs and decorations will be provided in this structure for client's reference.</i>  <i>A small reception counter is included inside this structure to greet clients visiting the Interior Design and Decoration shop.</i>	
<b>EM</b>	<u>Electrical Meter Room</u> -for Supply Of Electricity		

Note: A total of 4 vehicle parking spaces (3 spaces for private cars and 1 Loading/unloading parking space for light goods vehicles) are provided within the Site for exclusive use by clients visiting the premises by car.




### Legend

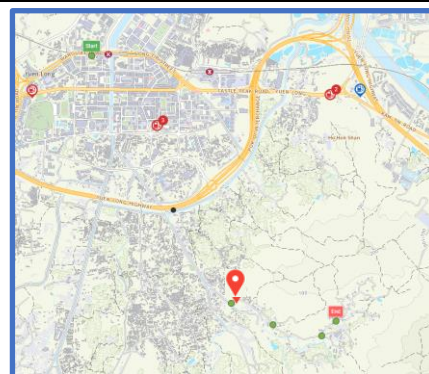
-  Application Site
-  Application Site Location
-  Mini Bus Stop



#### GMB 73

Long Ping Station (Ma Wang Road) To Sung Shan San Tsuen

-  Ma Wang Road, near Long Ping Station
-  Tai Shu Ha Road East, Near Tong Tau Po Tsuen
-  Unnamed Access Road, Near Tong Tau Po Tsuen
-  Unnamed Access Road, Near Construction Machinery Technical Training Center
-  Yuen Long (Sung Shan San Tsuen) Minibus Terminus



**Block plan**

### Project :

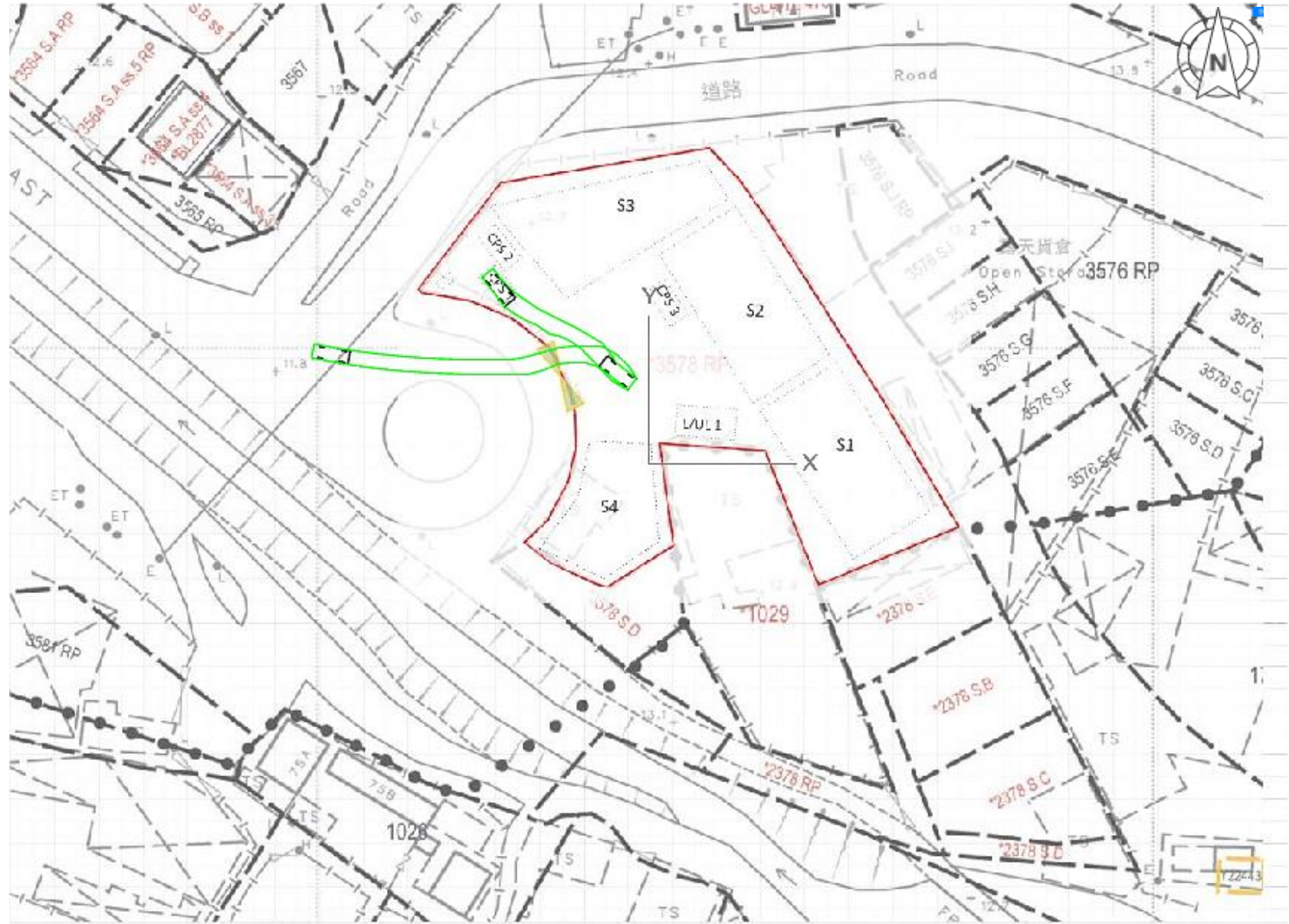
Proposed Temporary Shop and Services for a Period of 3 Years at Remaining Portion of Lot No. 3578, in D.D. 116, Tong Tau Po, Yuen Long, New Territories.

### Drawing Title:

Transport Plan  
(Extract from Map of HKeMobility of Transport Department)

### Drawing No.:

Figure 5



## APPENDIX 6

CONSULTANT  
PINNACLE SURVEYORS LIMITED

ADDRESS  
SUITE 2311, 23/F, BEA TOWER  
MILLENNIUM CITY 5, 418 KWUN  
TONG ROAD, KWUN TONG, HK  
ADDRESS

PROJECT  
PROPOSED TEMPORARY  
SHOP AND SERVICES  
FOR A PERIOD OF 3 YEAR

SITE LOCATION  
LOT NO. 3578 RP IN D.D. 116,  
TONG TAU PO, YUEN LONG,  
NEW TERRITORIES

SCALE  
1:700

DRAWN BY	DATE
SN	28 JAN 2025

CHECKED BY	DATE
CS	28 JAN 2025

APPROVED BY	DATE
CT	28 JAN 2025

DWG TITLE  
SWEPT PATH ANALYSIS-CPS1-IN

DWG NO.  
SWPA - D1

LEGEND

APPLICATION SITE

PARKING SPACE

LOADING / UNLOADING SPACE

VEHICLE

SWEPT PATH OF VEHICLE

APPENDIX 6

CONSULTANT  
PINNACLE SURVEYORS LIMITED

ADDRESS  
SUITE 2311, 23/F, BEA TOWER  
MILLENNIUM CITY 5, 418 KWUN  
TONG ROAD, KWUN TONG, HK  
ADDRESS

PROJECT  
  
PROPOSED TEMPORARY  
SHOP AND SERVICES  
FOR A PERIOD OF 3 YEAR

SITE LOCATION  
  
LOT NO. 3578 RP IN D.D. 116,  
TONG TAU PO, YUEN LONG,  
NEW TERRITORIES

SCALE  
1:700

DRAWN BY	DATE
SN	28 JAN 2025

CHECKED BY	DATE
CS	28 JAN 2025


APPROVED BY	DATE
CT	28 JAN 2025

DWG TITLE  
SWEPT PATH ANALYSIS-CPS1-OUT

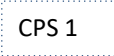
DWG NO.  
SWPA – D2



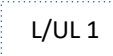
LEGEND




APPLICATION SITE




PARKING SPACE



LOADING / UNLOADING SPACE

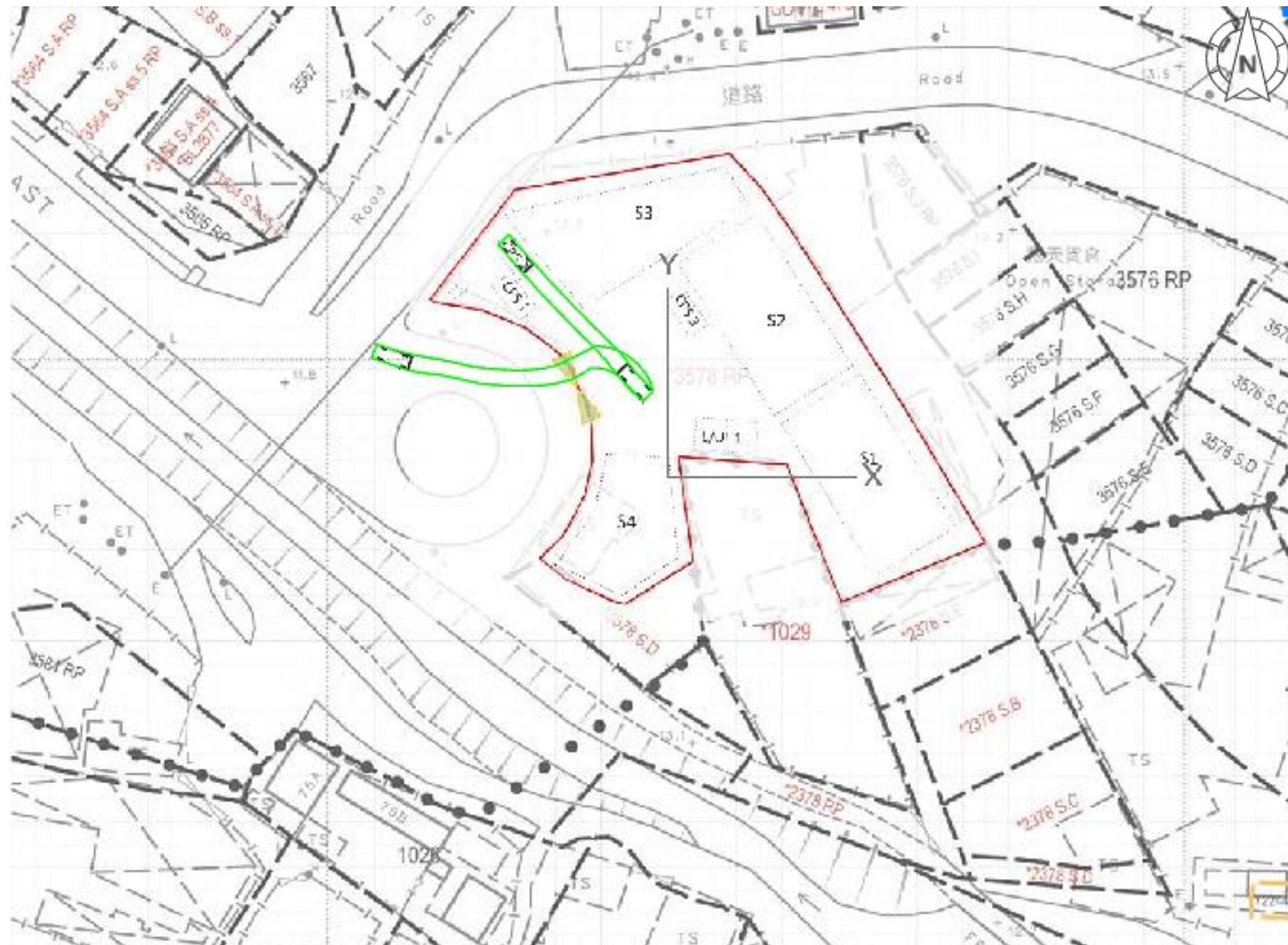


VEHICLE

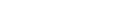


SWEPT PATH OF VEHICLE

<b>CONSULTANT</b> <b>PINNACLE SURVEYORS LIMITED</b>	
<b>ADDRESS</b> <b>SUITE 2311, 23/F, BEA TOWER</b> <b>MILLENNIUM CITY 5, 418 KWUN</b> <b>TONG ROAD, KWUN TONG, HK</b> <b>ADDRESS</b>	
<b>PROJECT</b>  <b>PROPOSED TEMPORARY</b> <b>SHOP AND SERVICES</b> <b>FOR A PERIOD OF 3 YEAR</b>	
<b>SITE LOCATION</b>  <b>LOT NO. 3578 RP IN D.D. 116,</b> <b>TONG TAU PO, YUEN LONG,</b> <b>NEW TERRITORIES</b>	
<b>SCALE</b>  <b>1:700</b>	
<b>DRAWN BY</b>  <b>SN</b>	<b>DATE</b>  <b>28 JAN 2025</b>
<b>CHECKED BY</b>  <b>CS</b>	<b>DATE</b>  <b>28 JAN 2025</b>
<b>APPROVED BY</b>  <b>CT</b>	<b>DATE</b>  <b>28 JAN 2025</b>
<b>DWG TITLE</b>  <b>SWEPT PATH ANALYSIS-CPS2-IN</b>	
<b>DWG NO.</b>  <b>SWPA – D3</b>	



**LEGEND**

				
<b>APPLICATION SITE</b>	<b>PARKING SPACE</b>	<b>LOADING / UNLOADING SPACE</b>	<b>VEHICLE</b>	<b>SWEPT PATH OF VEHICLE</b>

## APPLICATION SITE

## PARKING SPACE

## LOADING / UNLOADING SPACE

**VEHICLE**

## SWEPT PATH OF VEHICLE

APPENDIX 6

CONSULTANT  
PINNACLE SURVEYORS LIMITED

ADDRESS  
SUITE 2311, 23/F, BEA TOWER  
MILLENNIUM CITY 5, 418 KWUN  
TONG ROAD, KWUN TONG, HK  
ADDRESS

PROJECT  
  
PROPOSED TEMPORARY  
SHOP AND SERVICES  
FOR A PERIOD OF 3 YEAR

SITE LOCATION  
  
LOT NO. 3578 RP IN D.D. 116,  
TONG TAU PO, YUEN LONG,  
NEW TERRITORIES

SCALE  
1:700

DRAWN BY	DATE
SN	28 JAN 2025

CHECKED BY	DATE
CS	28 JAN 2025

APPROVED BY	DATE
CT	28 JAN 2025

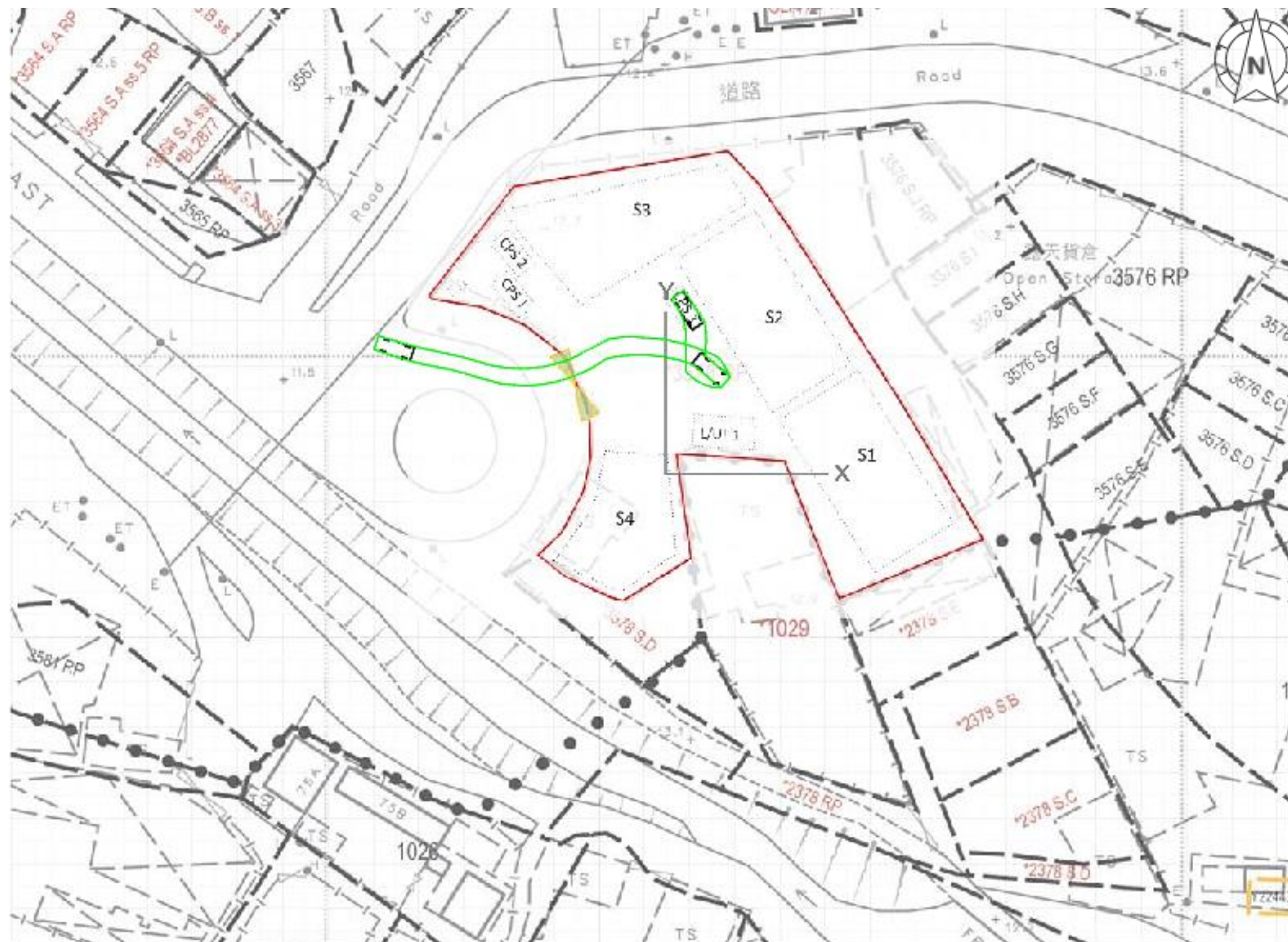
DWG TITLE  
SWEPT PATH ANALYSIS-CPS2-OUT

DWG NO.  
SWPA – D4



LEGEND					
	APPLICATION SITE	PARKING SPACE	LOADING / UNLOADING SPACE	VEHICLE	SWEPT PATH OF VEHICLE

CONSULTANT <b>PINNACLE SURVEYORS LIMITED</b>	
ADDRESS <b>SUITE 2311, 23/F, BEA TOWER MILLENNIUM CITY 5, 418 KWUN TONG ROAD, KWUN TONG, HK ADDRESS</b>	
PROJECT <b>PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEAR</b>	
SITE LOCATION <b>LOT NO. 3578 RP IN D.D. 116, TONG TAU PO, YUEN LONG, NEW TERRITORIES</b>	
SCALE <b>1:700</b>	
DRAWN BY <b>SN</b>	DATE <b>28 JAN 2025</b>
CHECKED BY <b>CS</b>	DATE <b>28 JAN 2025</b>
APPROVED BY <b>CT</b>	DATE <b>28 JAN 2025</b>
DWG TITLE <b>SWEPT PATH ANALYSIS-CPS3-IN</b>	
DWG NO. <b>SWPA – D5</b>	



## APPLICATION SITE

## PARKING SPACE

## LOADING / UNLOADING SPACE



### SWEPT PATH OF VEHICLE

DWG TITLE

**SWEPT PATH ANALYSIS-CPS3-IN**

DWG NO.	SWPA – D5
---------	-----------



## APPENDIX 6

CONSULTANT  
PINNACLE SURVEYORS LIMITED

ADDRESS  
SUITE 2311, 23/F, BEA TOWER  
MILLENNIUM CITY 5, 418 KWUN  
TONG ROAD, KWUN TONG, HK  
ADDRESS

PROJECT  
PROPOSED TEMPORARY  
SHOP AND SERVICES  
FOR A PERIOD OF 3 YEAR

SITE LOCATION  
LOT NO. 3578 RP IN D.D. 116,  
TONG TAU PO, YUEN LONG,  
NEW TERRITORIES

SCALE  
1:700

DRAWN BY	DATE
SN	28 JAN 2025

CHECKED BY	DATE
CS	28 JAN 2025

APPROVED BY	DATE
CT	28 JAN 2025

DWG TITLE  
SWEPT PATH ANALYSIS-CPS3-OUT

DWG NO.  
SWPA – D6

LEGEND

APPLICATION SITE

PARKING SPACE

LOADING / UNLOADING SPACE

VEHICLE

SWEPT PATH OF VEHICLE

APPENDIX 6

CONSULTANT  
PINNACLE SURVEYORS LIMITED

ADDRESS  
SUITE 2311, 23/F, BEA TOWER  
MILLENNIUM CITY 5, 418 KWUN  
TONG ROAD, KWUN TONG, HK  
ADDRESS

PROJECT  
  
PROPOSED TEMPORARY  
SHOP AND SERVICES  
FOR A PERIOD OF 3 YEAR

SITE LOCATION  
  
LOT NO. 3578 RP IN D.D. 116,  
TONG TAU PO, YUEN LONG,  
NEW TERRITORIES

SCALE  
1:700

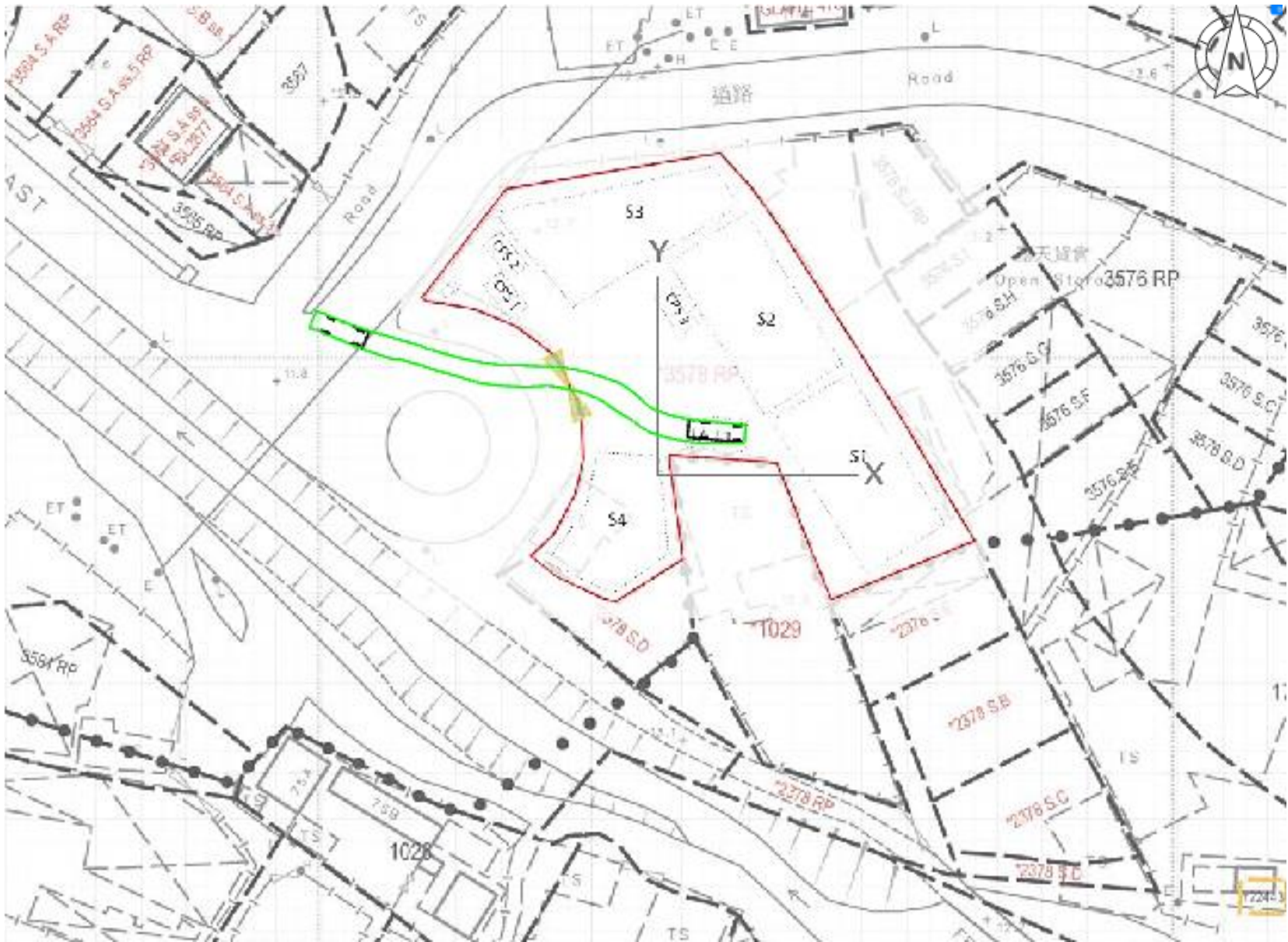
DRAWN BY	DATE
SN	28 JAN 2025

CHECKED BY	DATE
CS	28 JAN 2025

APPROVED BY	DATE
CT	28 JAN 2025

DWG TITLE  
SWEPT PATH ANALYSIS - L/UL1 - IN

DWG NO.  
SWPA – D7



LEGEND					
APPLICATION SITE	PARKING SPACE	LOADING / UNLOADING SPACE	VEHICLE	SWEPT PATH OF VEHICLE	



# APPENDIX 6

CONSULTANT  
PINNACLE SURVEYORS LIMITED

ADDRESS  
SUITE 2311, 23/F, BEA TOWER  
MILLENNIUM CITY 5, 418 KWUN  
TONG ROAD, KWUN TONG, HK  
ADDRESS

PROJECT  
  
PROPOSED TEMPORARY  
SHOP AND SERVICES  
FOR A PERIOD OF 3 YEAR

SITE LOCATION  
  
LOT NO. 3578 RP IN D.D. 116,  
TONG TAU PO, YUEN LONG,  
NEW TERRITORIES

SCALE  
1:700

DRAWN BY	DATE
SN	28 JAN 2025

CHECKED BY	DATE
CS	28 JAN 2025

APPROVED BY	DATE
CT	28 JAN 2025

DWG TITLE  
SWEPT PATH ANALYSIS - L/UL1 - IN

DWG NO.  
SWPA – D8

APPLICATION SITE

PARKING SPACE

LOADING / UNLOADING SPACE

VEHICLE

SWEPT PATH OF VEHICLE

# ESTIMATION OF TRIP GENERATION AND ATTRACTION FROM THE PROPOSED DEVELOPMENT

FOR S.16 PLANNING APPLICATION OF PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT" ZONE AT THE REMAINING PORTION OF LOT 3578 IN D.D. 116, TONG TAU PO, YUEN LONG, NEW TERRITORIES

## CAR PARKING PROVISION ON SITE

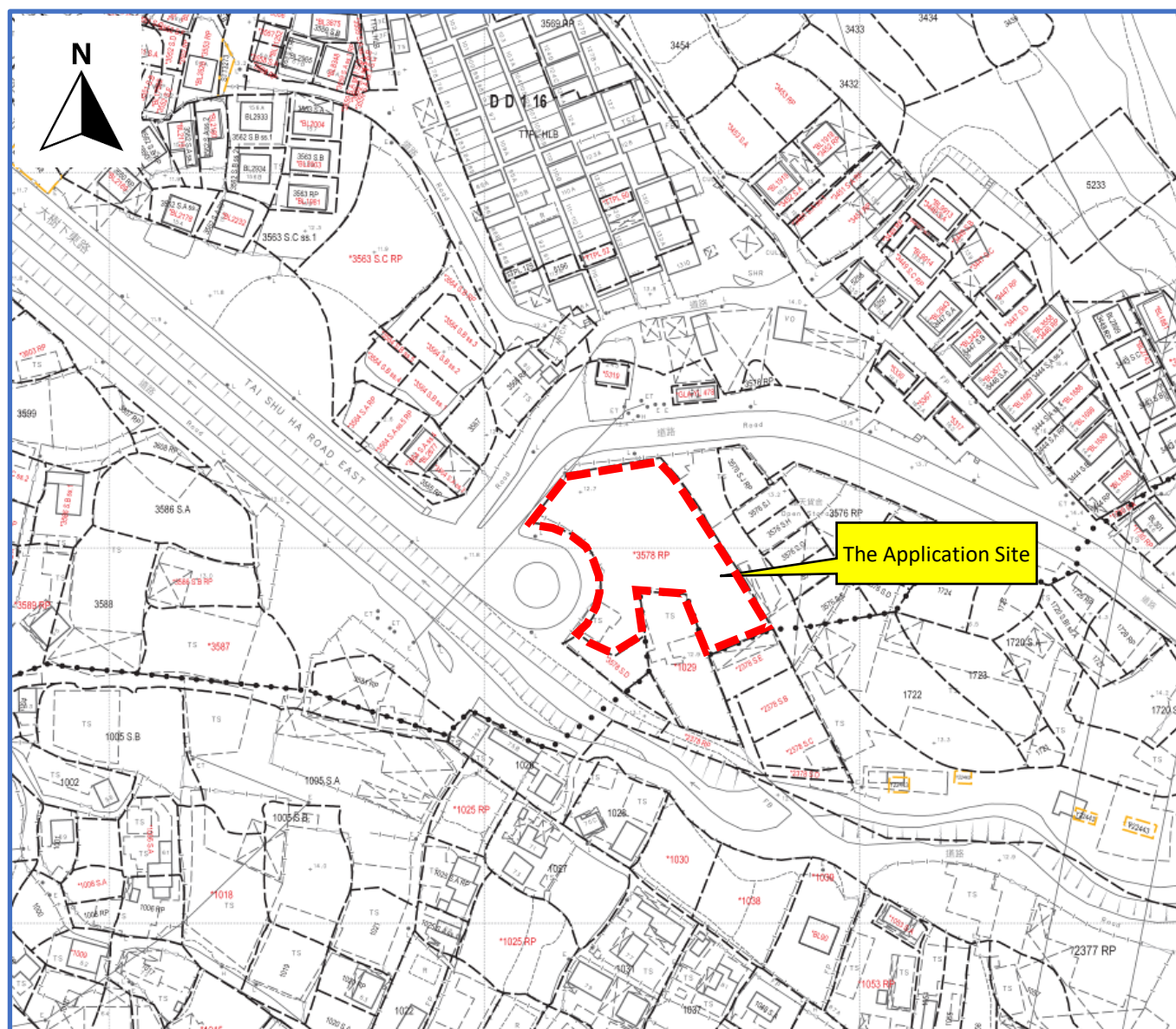
Type of Space	Car Parking Space	Loading / Unloading Space
Dimensions	5.0 M.(L) X 2.5 M. (W)	7.0 M.(L) X 3.5 M. (W)
User	Private Car For Visitors	Light Good Vehicle For Visitors / Goods Suppliers
No. of Space	3	1

## Trip Generation Estimates

Time Period	From Monday to Saturday				
	Private Car		Light Goods Vehicle		No. of Vehicular IN / OUT Movements
	IN	OUT	IN	OUT	
08:00 – 09:00	1	0	0	0	1
09:00 – 10:00	0	1	0	0	1
10:00 – 11:00	0	0	0	0	0
11:00 – 12:00	0	0	0	0	0
12:00 – 13:00	0	0	1	1	2
13:00 – 14:00	0	0	0	0	0
14:00 – 15:00	1	0	0	0	1
15:00 – 16:00	1	1	0	0	2
16:00 – 17:00	0	1	0	0	1
17:00 – 18:00	0	0	0	0	0
18:00 – 19:00	0	0	1	0	1
19:00 – 20:00	0	0	0	1	1
<b>Total no. of Trips</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>10</b>
<b>Average no. of Trips per hour</b>	<b>0.25</b>	<b>0.25</b>	<b>0.12</b>	<b>0.12</b>	<b>0.84</b>

### Conclusion:

- i) The application site accessible from Tai Shu Ha Road East and there is a Green Public Light Bus station close to the Site with turnaround adjoining to the entrance of the site. Staff working there will commute by taking the Green Public Light Bus.
- ii) From the above estimation and analysis, the visitors of the site will only generate and attract minimal traffic users and trips to the site.
- iii) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network would not be anticipated.

**LEGEND**

The Application Site

**Project :**

Proposed Temporary Shop and Services for a Period of 3 Years at Remaining Portion of Lot No. 3578, in D.D. 116, Tong Tau Po, Yuen Long, New Territories.

**Drawing Title:**

Land Status Plan

**Drawing No.:**

Figure 8

**Conditions for Approval of A/YL/TT/603**  
**under Rural and New Town Planning Committee dated 11.9.2023**

*(Extract from the website of Town Planning Board Statutory Planning Portal)*

Decision Date  
(DD/MM/YY) 11/09/2023

Type Of  
Consideration Application For Permission (S16)

Decision Approved with condition(s) on a temporary basis

Authority Rural & NT Planning Committee - 726th RNTPC MEETING ON 11.09.2023

After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 11.9.2026, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

“(a) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.3.2024;

(b) in relation to (a) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 11.6.2024;

(c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;

Detailed  
Decision

(d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.3.2024;

(e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 11.6.2024;

(f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

(g) if any of the above planning condition (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

致: 城規會

Your Ref: A/YL-TT/704

**DD116 LOT 3578RP**

**提議 3 年臨時渠務報告(Proposed)**

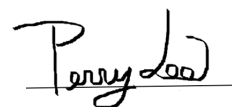
事項: 批准附設條件(a)

1. 簡介內示
2.
  - a. 業權人提議的渠管道建造是由我司自費的.
  - b. 業權人提議的渠管道日後維修保養是我司的責任.
  - c. 業權人提議的渠管道, 也明白地權是政府/私人的.
  - d. 業權人承諾會得到政府部門同意/私人地段同意才會建設渠道工程.
  - e. 業權人聘任了 PERRY LEE BUILDING CONSULTANCY COMPANY 作此次渠務顧問

李生電話:

Email :

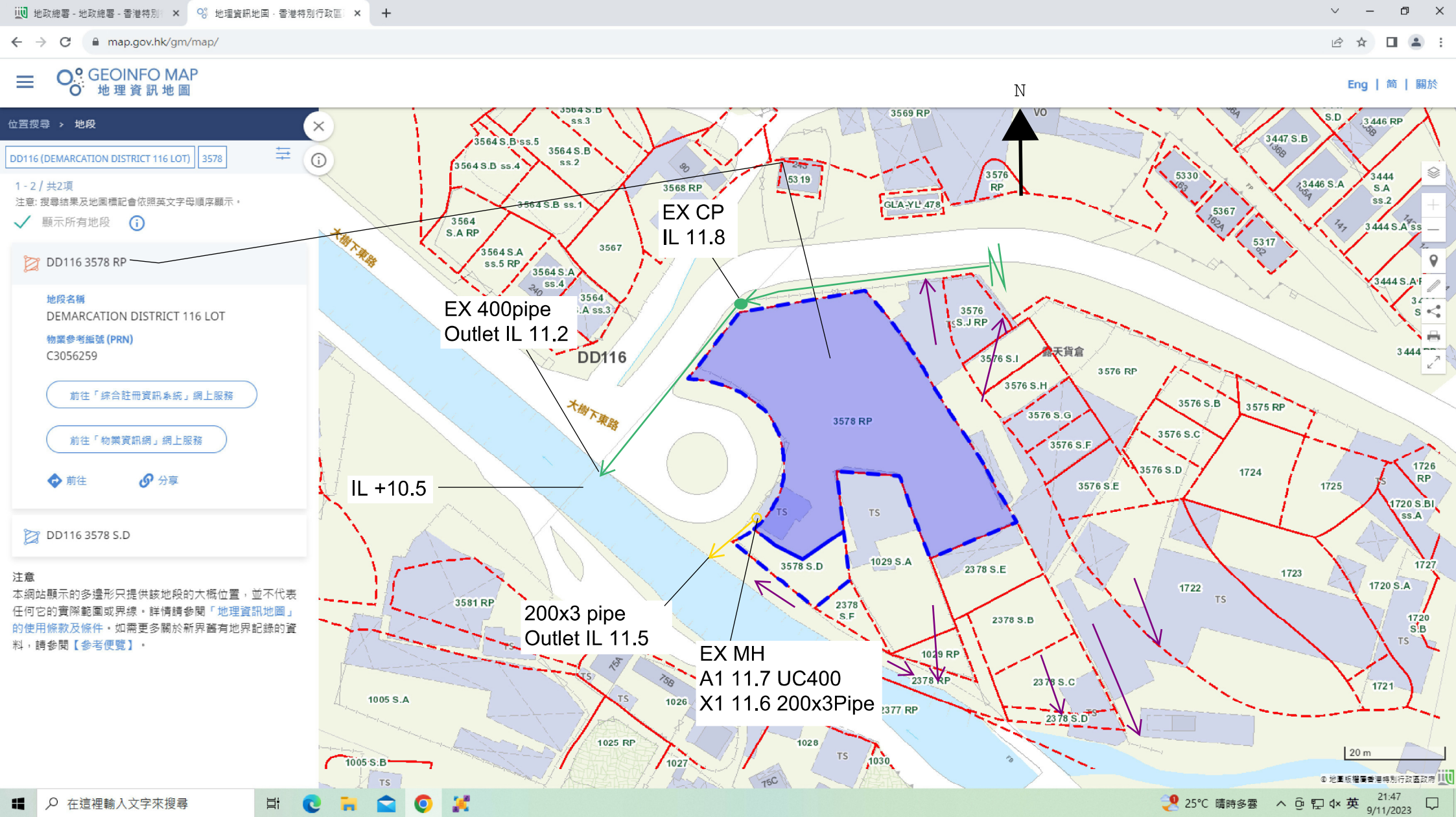
此次渠務聯絡地址:



2025 年 03 月 20 日

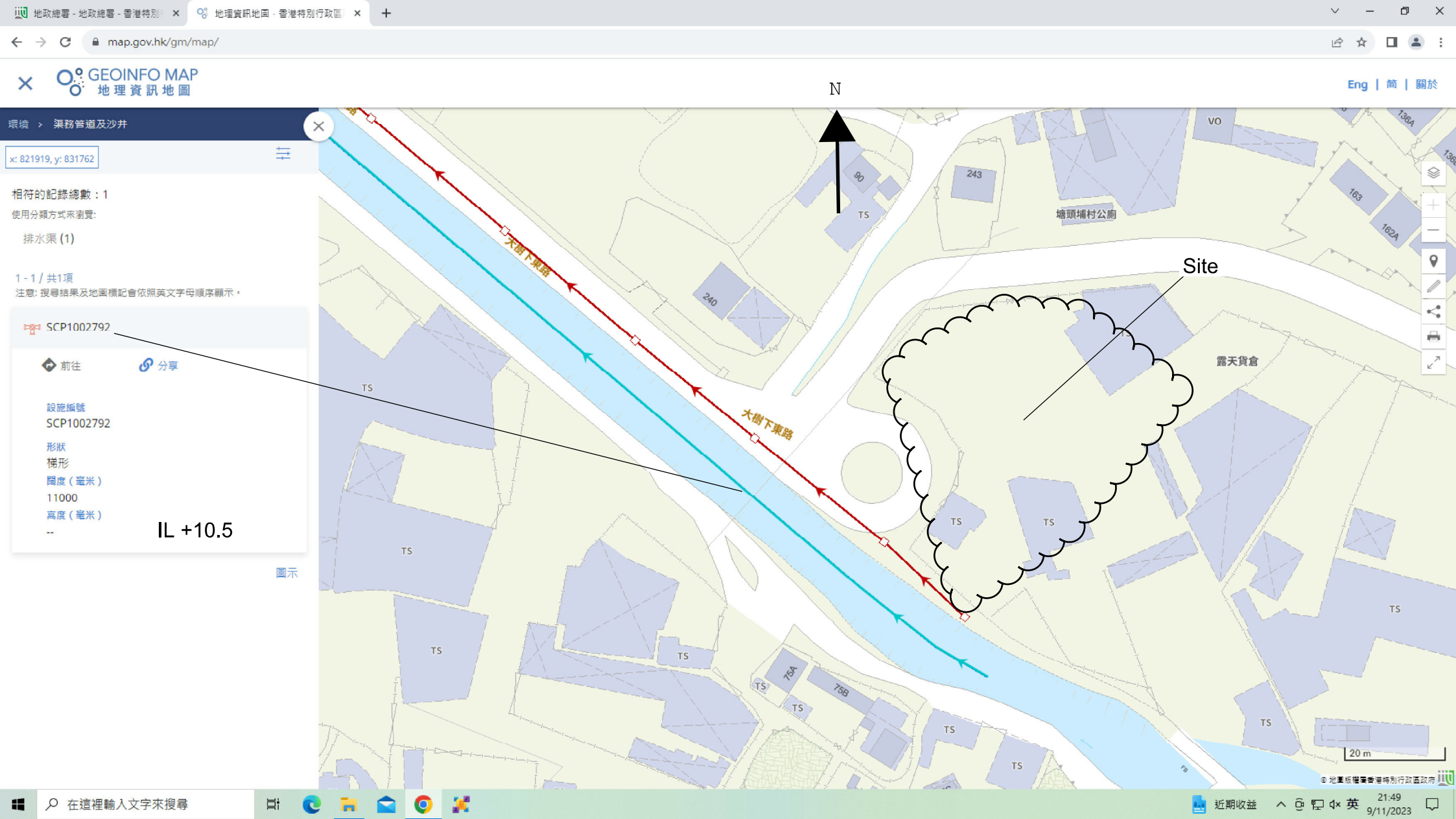
## 簡介

b1-2	Site Location & EX Drainage
b2-2	EX Nullah Location Plan
b3-2	Proposed Drainage Plan
b4-2	MH Schedule
b5-2	Catchment Area
b6-2	計算
b7-2 to b9-2	渠井 Drawing
c1-2	Photo
c2-2	Photo Location
d1-2	Cut Secation
d2-2	Cut Secation Location

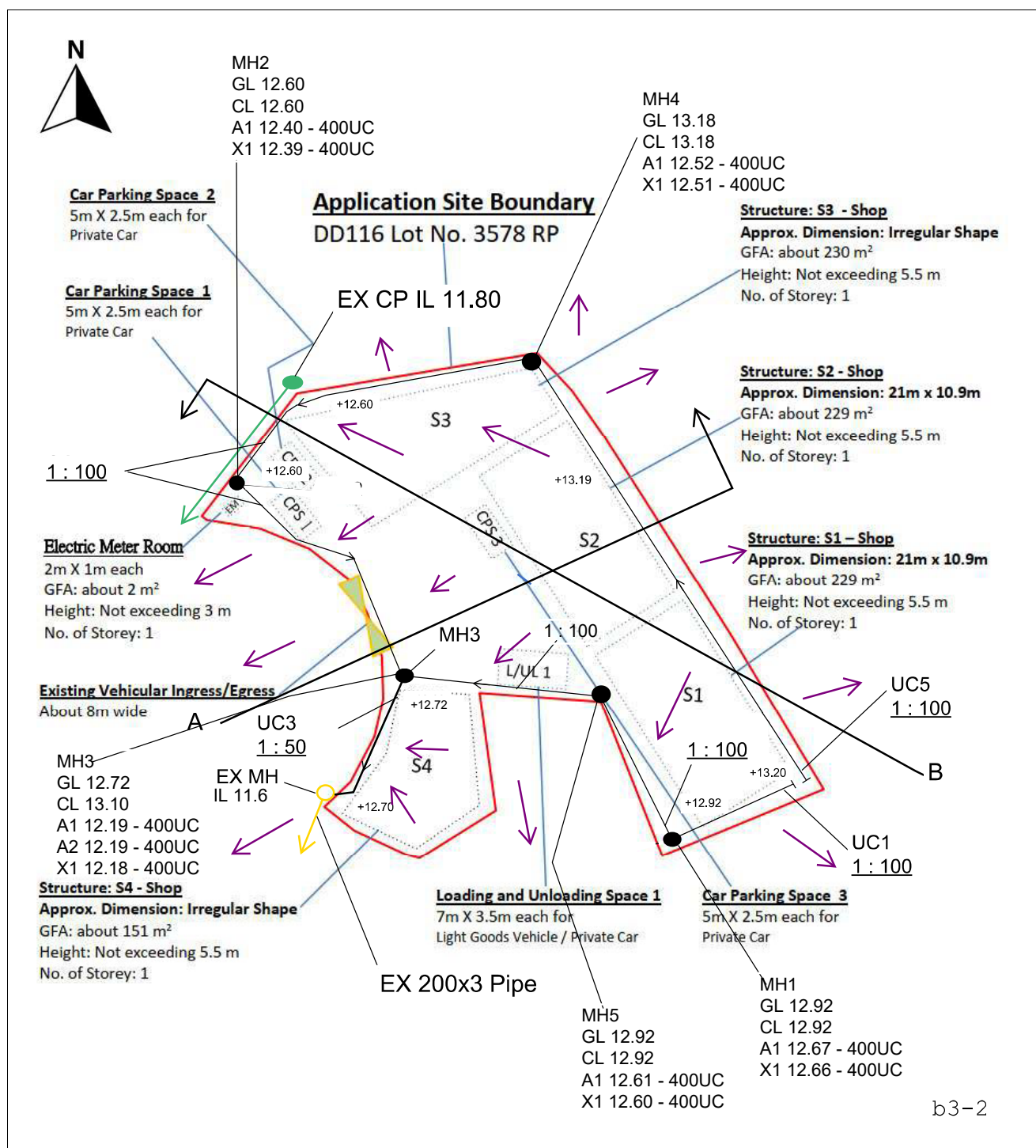


- = EX CP (Stormwater)
 ○ = EX MH (Stormwater)
 ➡ = Cross Fall
- ➡ = EX 400mm Concrete Pipe (Stormwater)
 ➡ = EX 200x3 Pipe (Stormwater)

Site Location & EX Drainage  
b1-2



EX Nullah Location Plan  
b2-2



## Project :

Proposed Temporary Structures for Shop and Services Use for a Period of 3 Years at Remaining Portion of Lot No. 3578, in D.D. 116, Tong Tau Po, Yuen Long, New Territories.

## Drawing Title:

Proposed Drainage (Temporary)  
(Stormwater) 三年臨時雨水渠

## LEGEND :

● EX MH  
● Proposed MH  
— Cross Fall

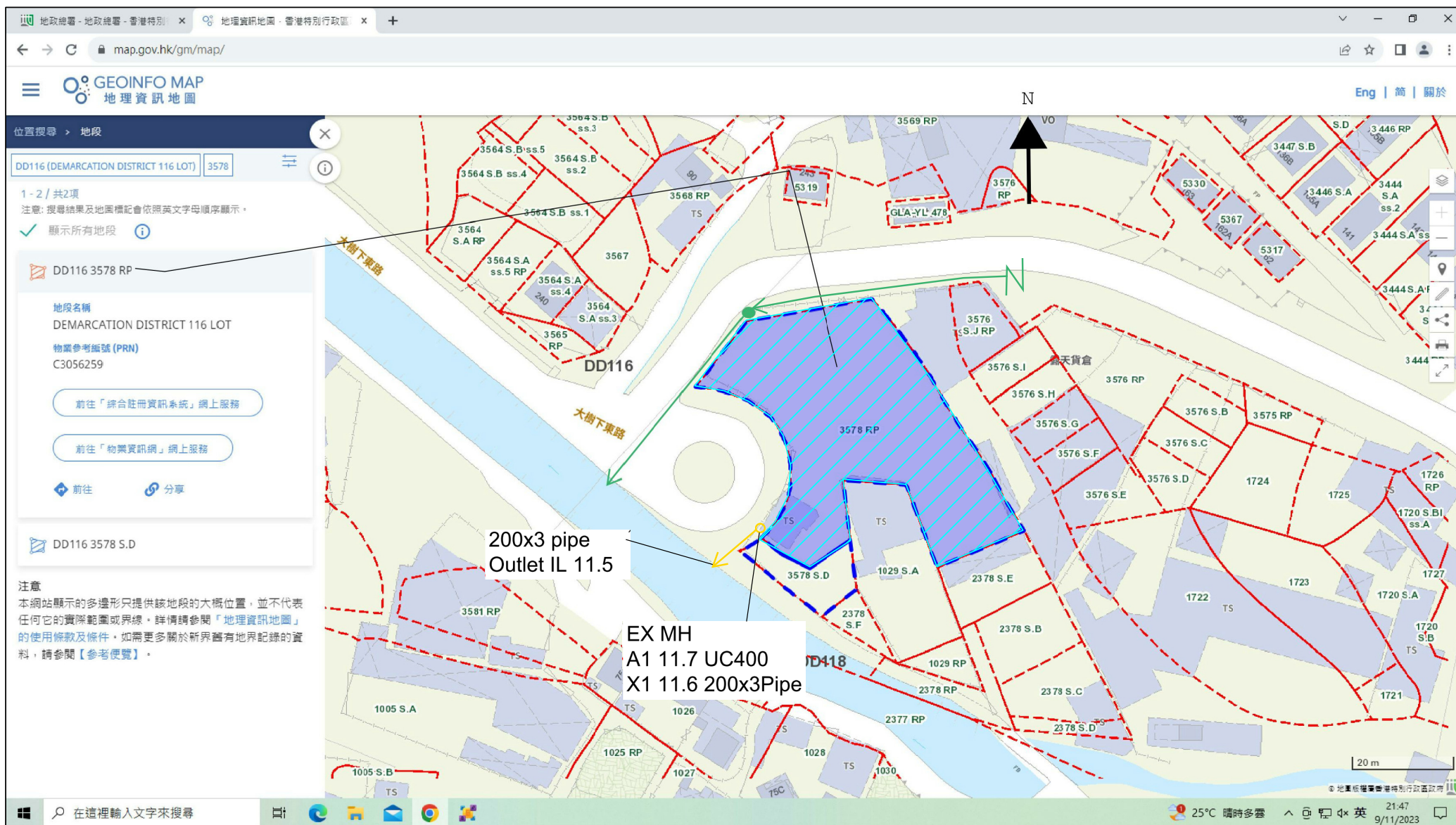
→ Proposed 400UC  
→ EX 400 Concrete  
→ Proposed 400UC  
→

Site Boundary

DD116 LOT 3578RP Temporary Storm Drainage Schedule

TYPE / DRAWING	MH no	GL	CL	A I.L	X I.L	TO MH / Existing	% Fall
DS_1078A	MH1	12.92	12.92	A1 12.67 - 400UC	X1 12.66 - 400UC	MH5	1 : 100
DS_1078A	MH2	12.60	12.60	A1 12.40 - 400UC	X1 12.39 - 400UC	MH3	1 : 100
C2406/1 尾井	MH3	12.72	13.10	A1 12.19 - 400UC A2 12.19 - 400UC	X1 12.18 - 450UC	EX MH IL 11.6	1 : 100
DS_1078A	MH4	13.18	13.18	A1 12.52 - 400UC	X1 12.51 - 400UC	MH2	1 : 100
DS_1078A	MH5	12.92	12.92	A1 12.61 - 400UC	X1 12.60 - 400UC	MH3	1 : 100
400UC	UC1	13.20	13.20		X1 12.90 - 400UC	MH1	1 : 100
400UC	UC3	12.60	12.60		X1 12.18 - 450UC	EX MH 11.6	1 : 50
400UC	UC5	13.20	13.20		X1 12.90 - 400UC	MH2	1 : 100
EX MH A1 11.6		12.4	12.40		X1 11.6 - 200x3 Pile	SCP1002792	1 : 29

b4-2



= EX CP (Stormwater)



= Catchment area 1765.7sqM



= EX 400mm Concrete Pipe (Stormwater)



= EX MH (Stormwater)



= EX 200x3 Pipe (Stormwater)

Catchment area Plan  
b5-2

### Rational method

$$Q = C i A$$

i = rainfall intensity

$$t_0 = \frac{0.14465L}{H^{0.2} A^{0.1}}$$

DD116 LOT 3578RP  
Proposed 400UC

L =	0.14465
H =	109.1
A =	0.3
	1765.7

Concrete	0.14465	
L =	109.1	m
H =	0.3	m
A =	1765.7	m <sup>2</sup>
t <sub>0</sub> =	9.51	min

10 Year Rainwater Intensity	intensity	170	m/hr			
		0.17	/	3600	*	1.16
	intensity =	5.47778E-05	m/s			

$$Q_p = C \times i \times A$$

C =	0.95	
i =	5.48E-05	m/s
A =	1765.7	m <sup>2</sup>

$$Q_0 = 0.091885 \text{ m}^3/\text{s}$$

### **DD116 LOT 3578RP**

Q(m discharge of open channel) 0.182337 m<sup>3</sup>/s



Area	=	0.4 * 0.3	0.12
P	=	0.3*2+0.4	1
R <sub>n</sub>	=		0.12
n	=	0.016	Concrete
S <sub>0</sub> = H/L	0.01	1	0.01



DD116 LOT 3578RP

$$Q(\text{m}^3/\text{s}) = 0.182337 \text{ m}^3/\text{s}$$

DD116 LOT 3578RP

$$Q(\text{m}^3/\text{s}) = 0.182337 \text{ m}^3/\text{s}$$

10 Year Rainwater Intensity 225mm channel

$$Q(\text{m}^3/\text{s}) = 0.091885 \text{ m}^3/\text{s}$$

DD116 LOT 3578RP

$$\% = 0.182337$$

$$\% = 0.091885$$

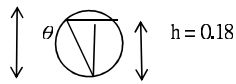
$$Q(\text{m}^3/\text{s}) = 50.4 \% \text{ OK}$$

Drainage Impact assessment report of 400 mm channel

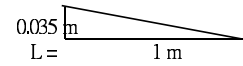
b6-2

EX 200mm x3 Concrete PiPe D.D.116

D = 0.2



H =



S = 0.035

$$\cos \theta = \frac{h - (0.18 * D)}{0.2 * D} = 0.8 = 60^\circ$$

S = H/L					=	0.035	m
P = 2/3 * 3.141592654 * D					=	0.41908846	m
A = 2/3 * (3.141592654/4 * D^2) + (D^2/4 * sin(theta) * cos(theta))					=	0.025161778	m^2
R <sub>n</sub> = A / P					=	0.0600393	m
n = 0.014					=	0.014	
Q = 1/n * A * R <sub>n</sub> <sup>-2/3</sup> * S <sup>1/2</sup>					=	0.051555032	m^3/s

DD116 LOT 3578RP to (EX 200x3 pipe)

% = 0.154665

% = 0.091885

Q(m<sup>3</sup>/s) = 59 % OK

Drainage Impact assessment report of 200mm pipe is Acceptable

b6-2

DD116 LOT 3578RP

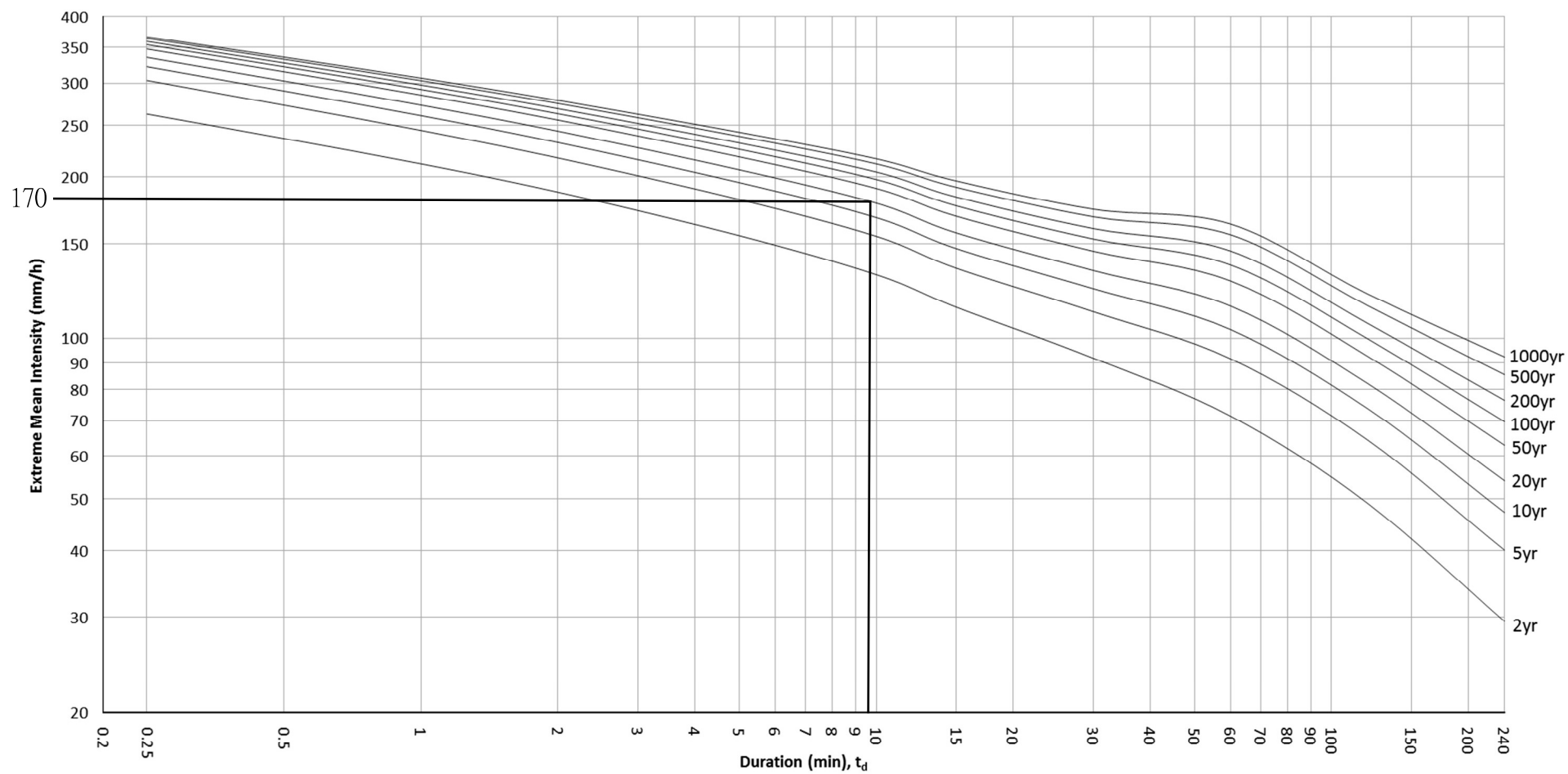
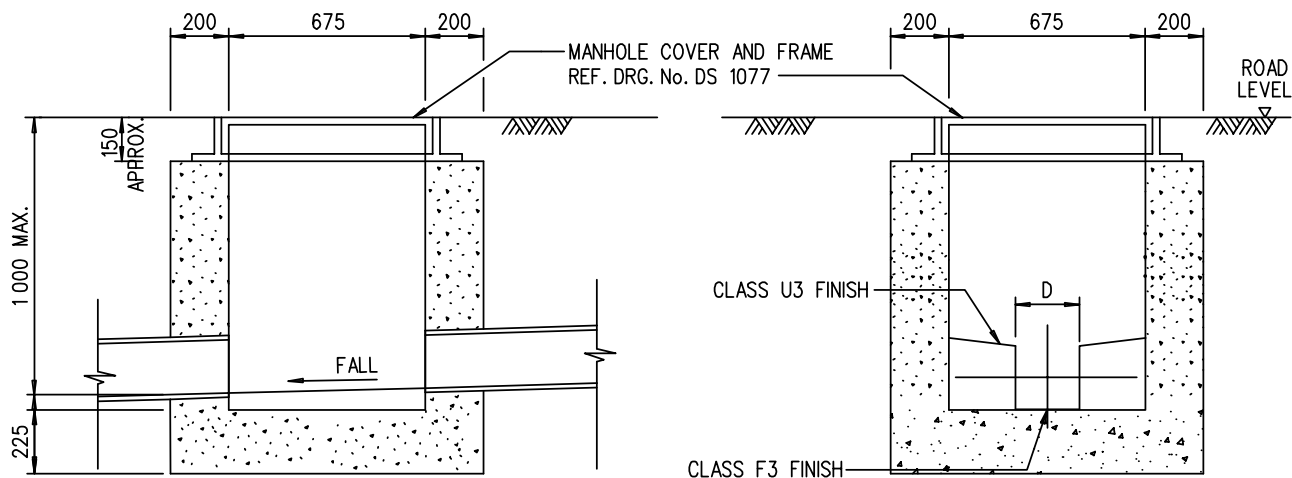


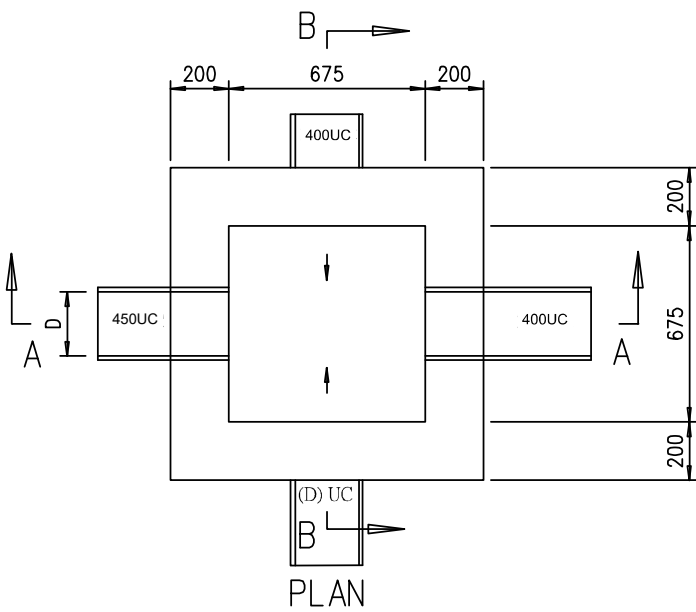
Figure 4a – Intensity-Duration-Frequency Curves of HKO Headquarters  
(for durations not exceeding 4 hours)

b6-2



SECTION A-A

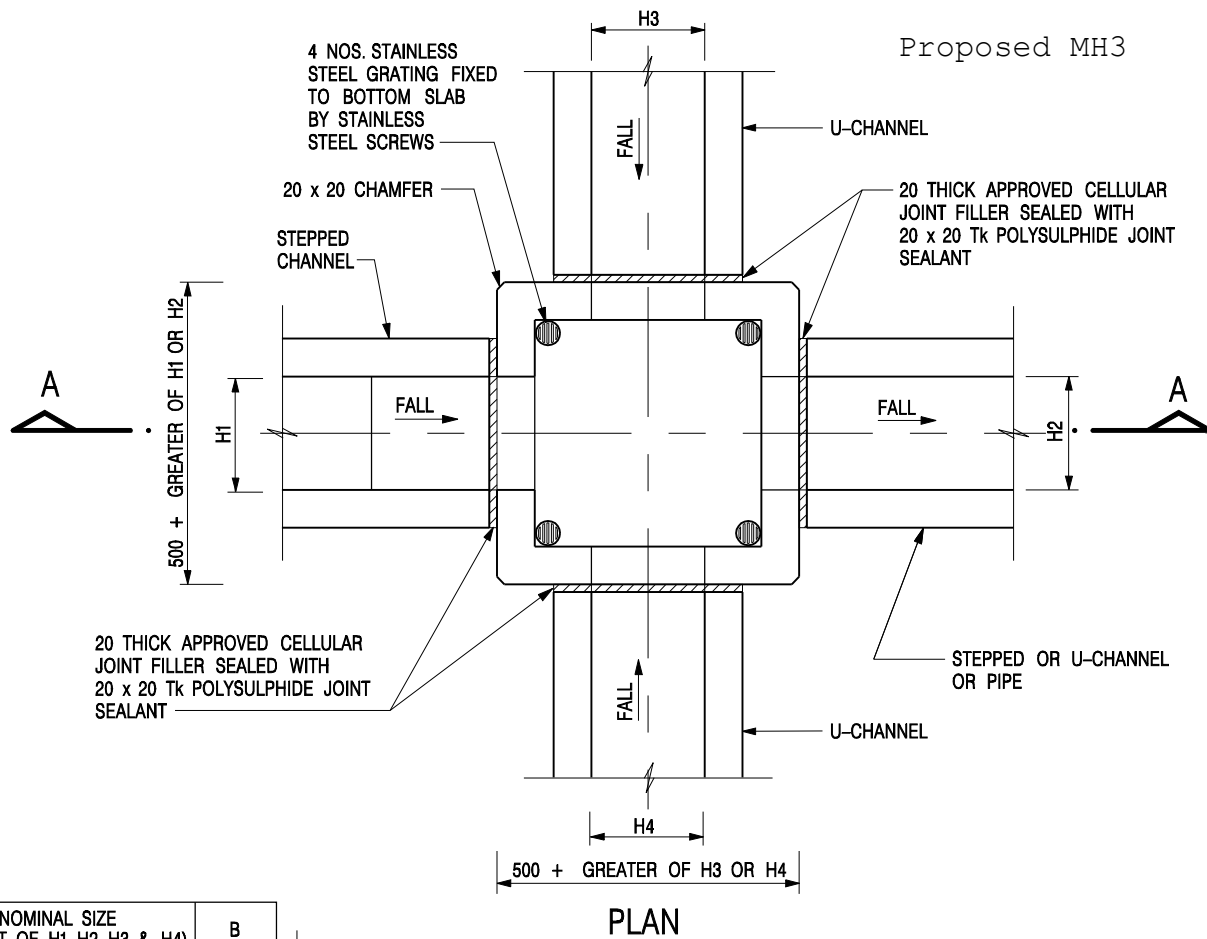
SECTION B-B



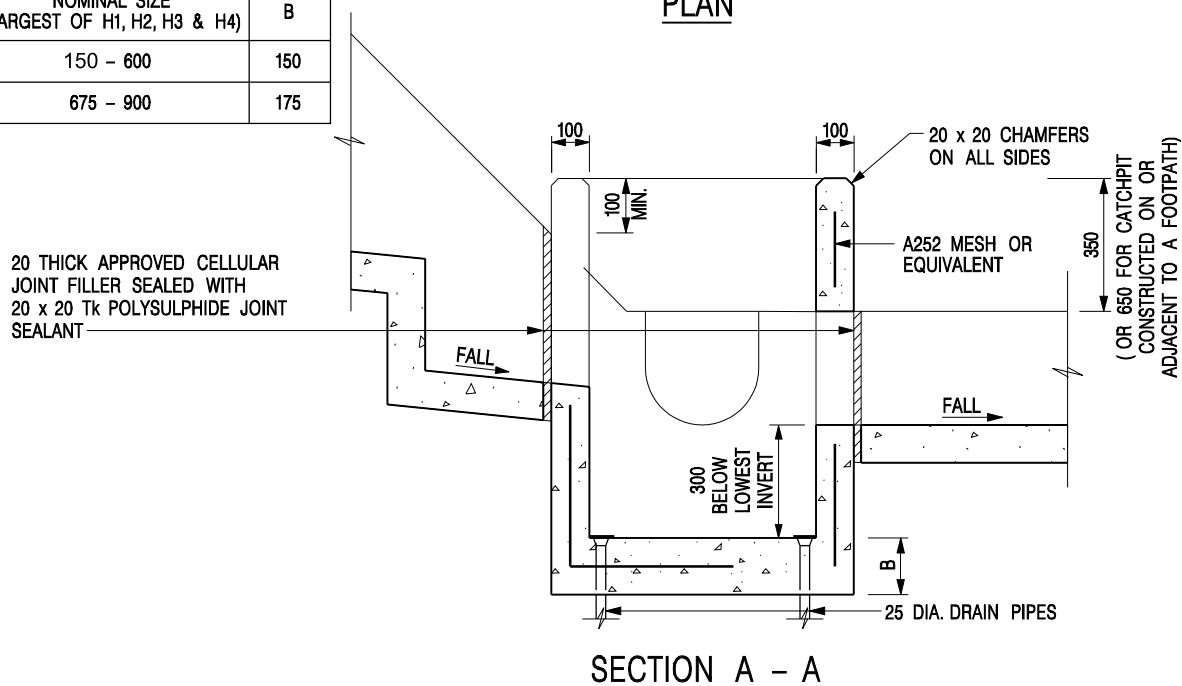
- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES.
  2. DIAMETER : 200 TO 450mm
  3. NORMAL RANGE : MAX. 1000 mm (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)
  4. USED IN : STORMWATER DRAIN AND SEWER
  5. JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN INDIVIDUAL CASE.
  6. TOP TREATMENT : SEE DRG. No. DS 1032
  7. FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
  8. CONCRETE : GRADE 30/20
  9. COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY

b7-2

STANDARD MANHOLE TYPE C1	NEW ISSUE		ORIGINAL SIGNED	15.8.2007
	REV.	DESCRIPTION	SIGNATURE	DATE
	REFERENCE		DRAWING No.	
	SCALE 1 : 25		DS 1078A	



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
150 - 600	150
675 - 900	175



**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

b8-2

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP**  
(SHEET 1 OF 2)



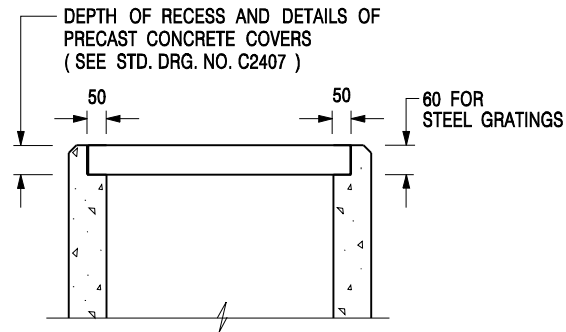
**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /1**



**ALTERNATIVE TOP SECTION  
FOR PRECAST CONCRETE COVERS / GRATINGS**

**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS ( SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2 ) OR CONCRETE COVERS ( SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING ( SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE ) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS ( SEE DSD STD. DRG. NO. DS1043 ) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

b8-2

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

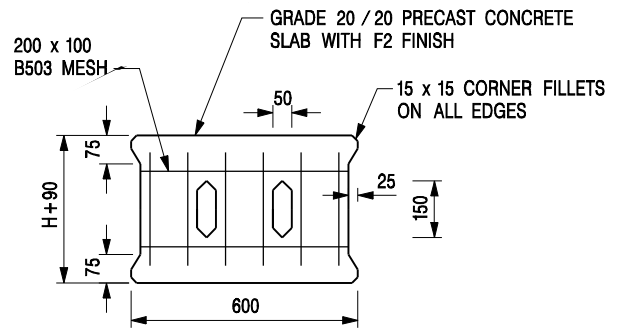
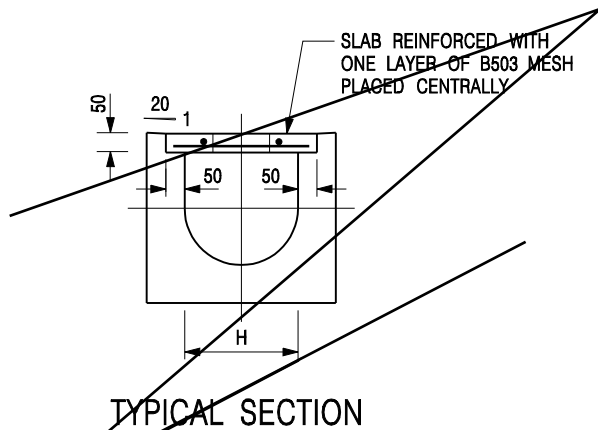
**CATCHPIT WITH TRAP  
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

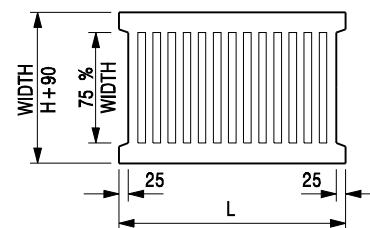
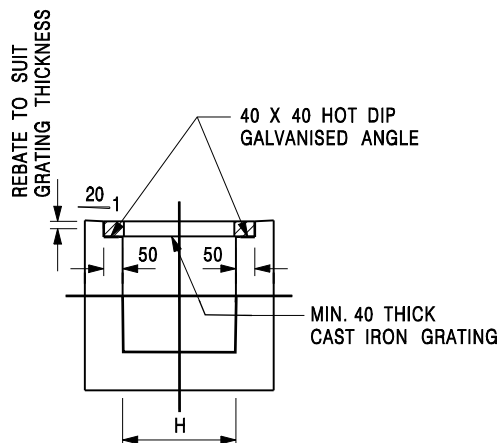
**SCALE** 1 : 20**DATE** JAN 1991**DRAWING NO.****C2406 /2A**

## Proposed 400UC / 450UC



### U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



L = 600mm FOR H ≤ 375mm  
L = 400mm FOR H > 375mm

### CAST IRON GRATING

### TYPICAL SECTION

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

### U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

#### NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- H=NOMINAL CHANNEL SIZE.
- ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
- FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

b9-2

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON  
GRATING FOR CHANNELS



CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2412E

\_ Cross Fall



= EX CP (Stormwater)



= EX MH (Stormwater)



=EX 400mm Concrete Pipe (Stormwater)



= EX 200x3 Pipe (Stormwater)

1



Site

2

Site  
Hoarding

3



4



Site  
Hoarding

5



Site  
Hoarding

6



Site  
Hoarding

龜背Cross Fall

7



東南面LOTs  
有自己的  
雨水去水系統

8



東南面LOTs  
有自己的  
雨水去水系統

9

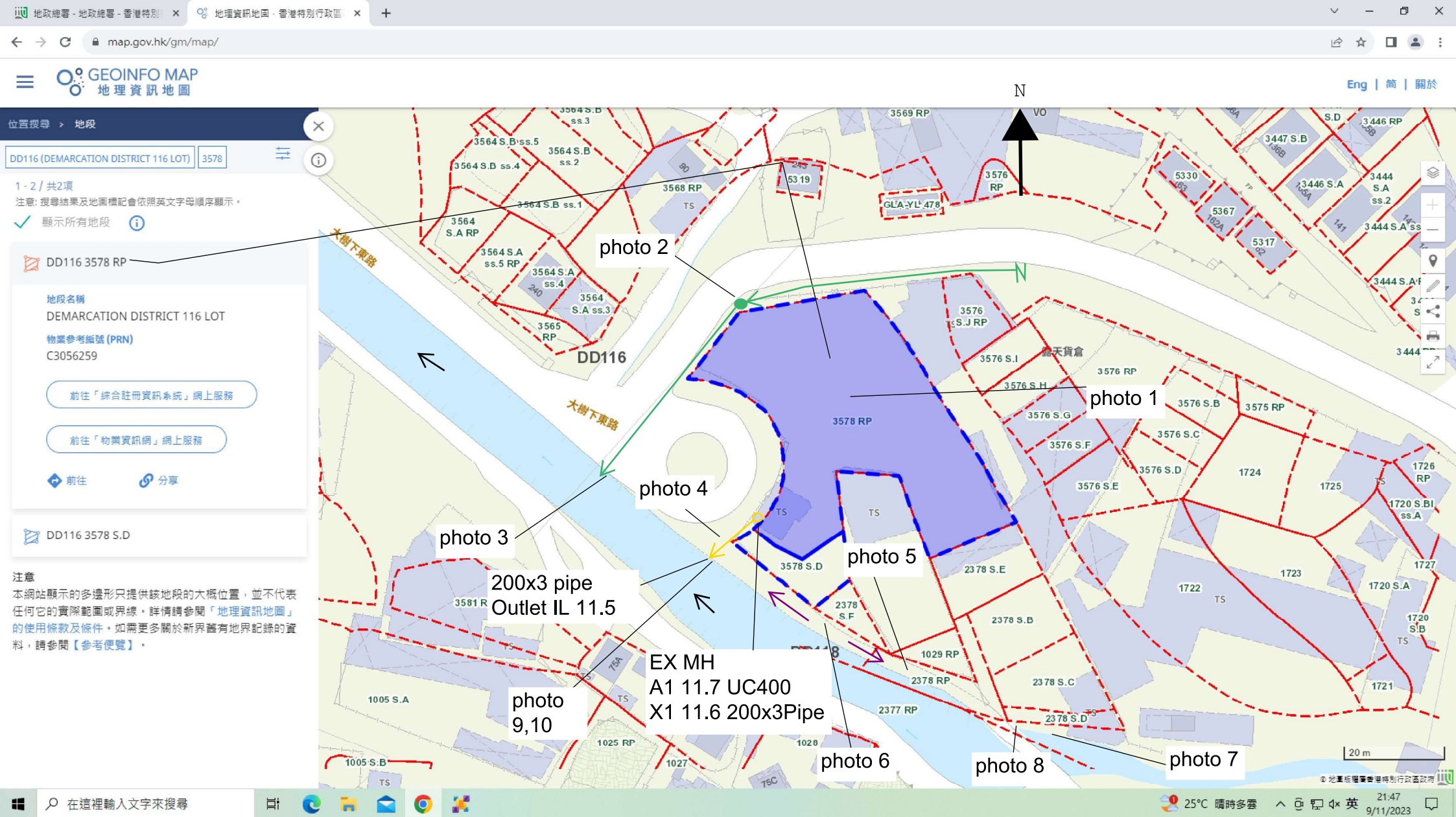


EX 200x3  
Pipe

10



EX 200x3  
Pipe



= EX CP (Stormwater)



= EX MH (Stormwater)

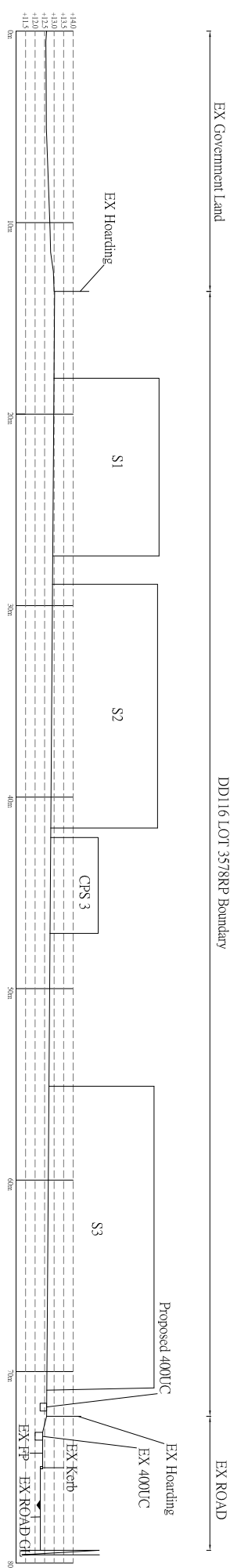
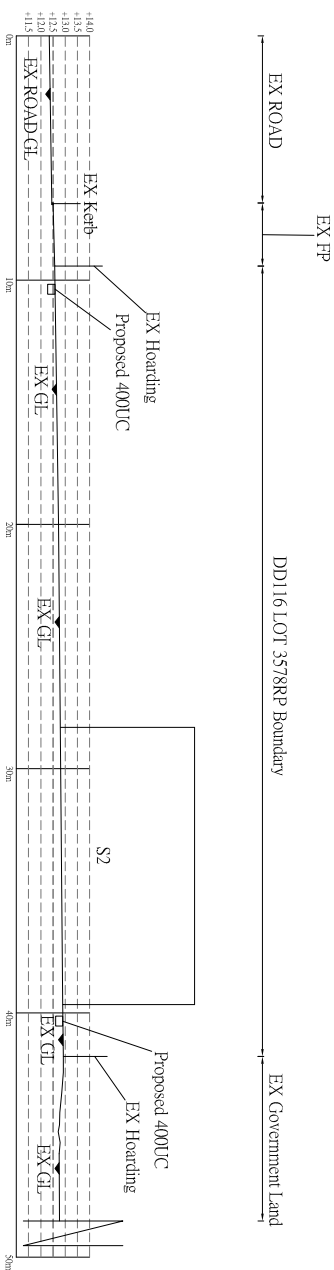


= EX 400mm Concrete Pipe (Stormwater)



= EX 200x3 Pipe (Stormwater)

Photo Location Plan  
c2-2





↑↓

注意：搜尋結果及地圖標記會依照英文字母順序顯示。



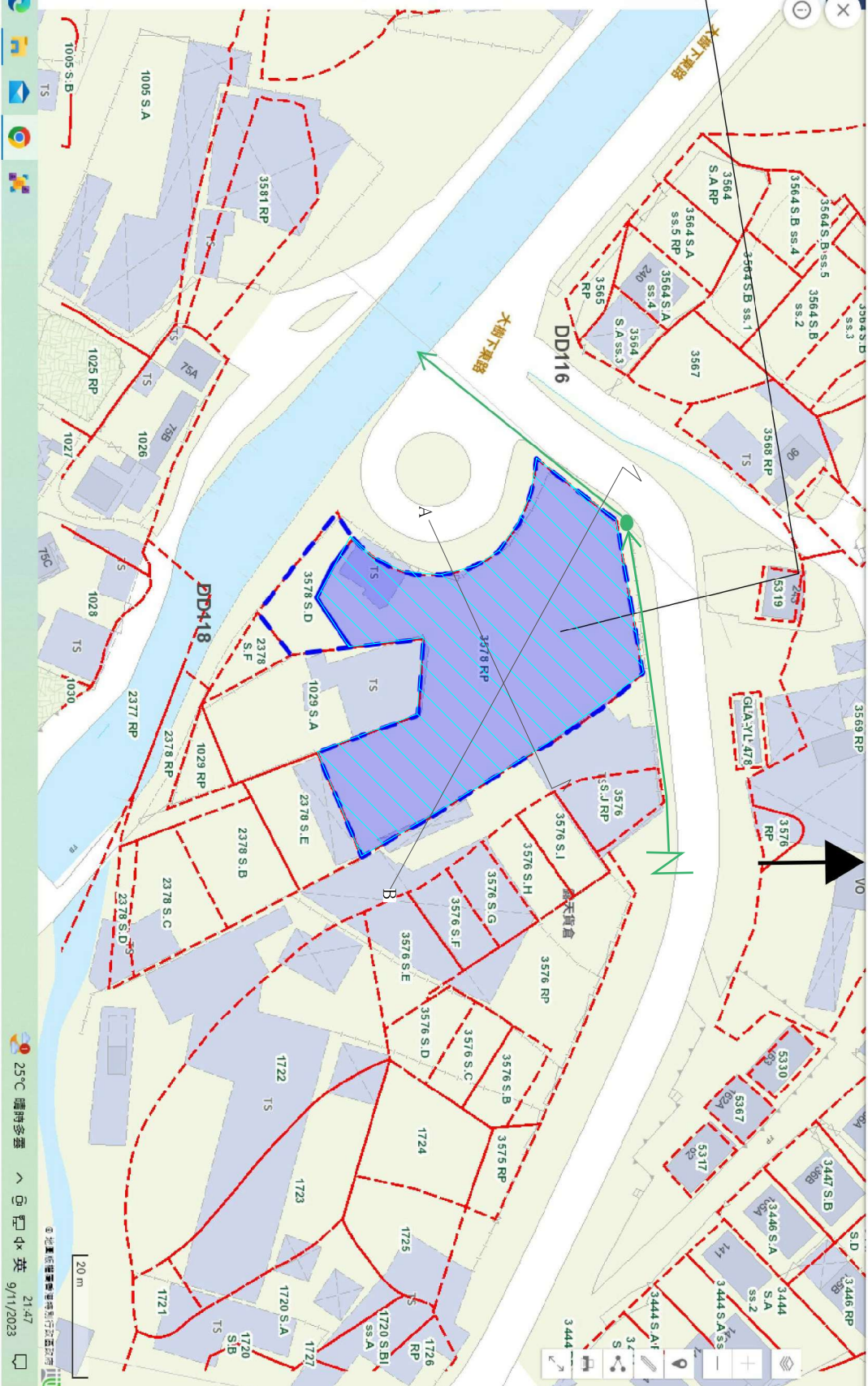
DD

物業參考編號 (PRN)

C3056259

前往「物業資訊網」網上服務

分享

[illegible]

= EX MH (Stormwater)



= EX 200x3 Pipe (Stormwater)

Section Plan  
d2-2

d2-2

**Momo Hei Ching CHOW/PLAND**

---

寄件者: [REDACTED]  
寄件日期: 2025年04月23日星期三 15:32  
收件者: Momo Hei Ching CHOW/PLAND; tpbpd/PLAND; Eng Global  
主旨: A/YL-TT/704 Planning Application - Fire Service Installations Proposal  
附件: Authorization Letter A-YL-TT-704.pdf; A-YL-TT-704 FS Proposal-01-Sc.pdf; A-YL-TT-704 FS Proposal-02-Sc.pdf  
  
類別: Internet Email

 Authorization Letter A-YL-TT-704.pdf 53 KB	 A-YL-TT-704 FS Proposal-01-Sc.pdf 3 MB	 A-YL-TT-704 FS Proposal-02-Sc.pdf 4 MB
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Planning Application No. : A/YL-TT/704

Site Location : Lot 3578 RP in D.D. 116, Tong Tau Po, Yuen Long, New Territories.

Dear Sir / Madam,

We are the Fire Service Installations Consultant company appointed by the applicant , “TOP EASE CREATION LIMITED” of the captioned Planning Application.

Hence, we submit herewith the Fire Service Installations Proposal for the captioned Planning Application for your approval, please.

And the authorization letter from “TOP EASE CREATION LIMITED” is also attached herewith for your easy reference.

Besides, for the subject Proposal, reference may be made to the similar Proposal of the former Planning Application ( No. : A/YL-TT/603 ) at the same location and same structures layout therein, please.

For any further information, please feel free to contact Mr. Charles NG at [REDACTED]

Thank you for your kindly assistance and your early reply is very much appreciated.

Your reply letter should be sent to “Global Engineering Consultants Limited” or email to [REDACTED] direct, please.

Best Regards,

Mr. Charles NG  
**Global Engineering Consultants Limited**  
高寶工程顧問有限公司  
Room 902, 9/F, Silicon Tower, 88 Larch Street, Tai Kok Tsui, Kowloon

# TOP EASE CREATION LIMITED 高宜創建有限公司

Address : 737 Tai Kei Leng, Yuen Long, New Territories

敬啟者：

項目： 規劃申請編號：A/YL-TT/704  
( 擬議臨時商店及服務行業 )

地址： 元朗塘頭埔丈量約份第 116 約地段第 3578 號餘段

本公司，為上述規劃申請（編號：A/YL-TT/704）的申請者公司。本公司現在委託及授權

高寶工程顧問有限公司 “GLOBAL ENGINEERING CONSULTANTS LIMITED”  
Address： Room 902, 9/F, Silicon Tower,  
88 Larch Street, Tai Kok Tsui, Kowloon.

辦理有關規劃申請附帶條件項目：

\*\* “項目的規定，提交消防裝置建議，而有關建議必須符合消防處處長或城規會的要求；  
向規劃署或相關政府部門提交圖則或文件，以供審批。”

如有任何查詢，可致電 “高寶工程顧問有限公司” 與吳先生聯絡。

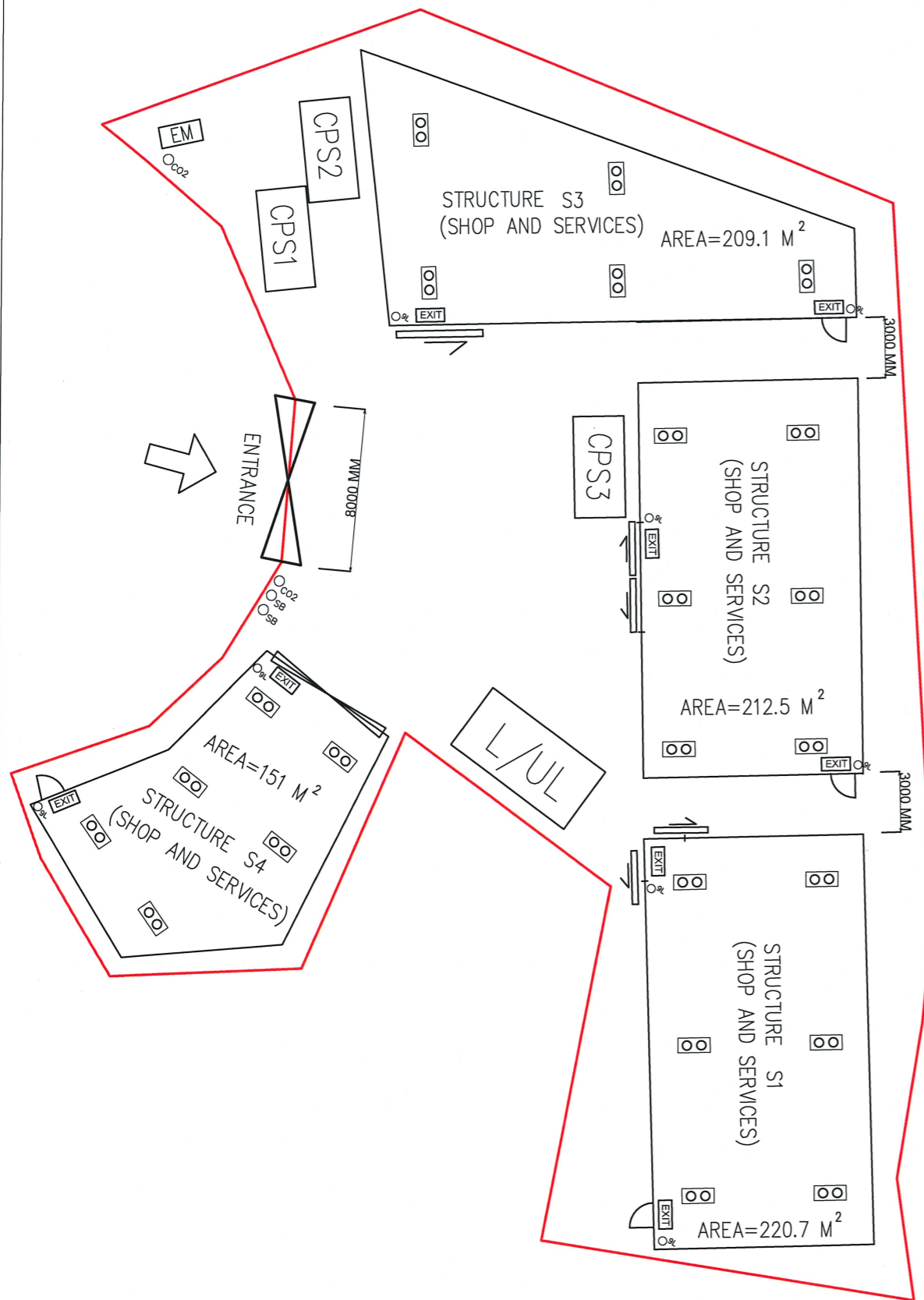
僅此

高宜創建有限公司  
TOP EASE CREATION LIMITED

負責人簽署及蓋印：

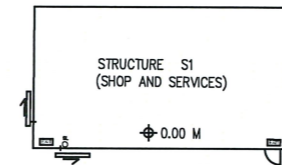
日期： 28-03-2025



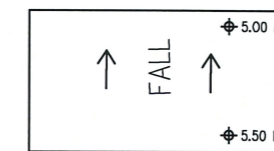


FIRE SERVICE LAYOUT PLAN  
SCALE : 1 : 100

AREA=220.7 M<sup>2</sup>



S1 GROUND FLOOR LAYOUT PLAN  
SCALE : 1 : 200

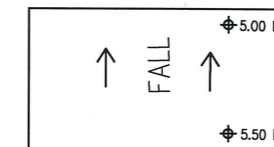


S1 ROOF LAYOUT PLAN

AREA=212.5 M<sup>2</sup>

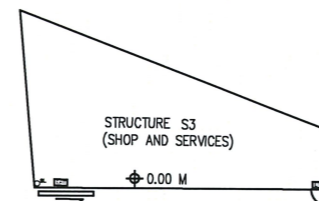


S2 GROUND FLOOR LAYOUT PLAN  
SCALE : 1 : 200

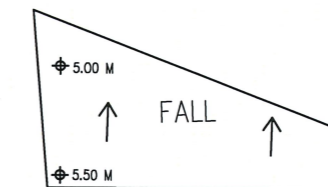


S2 ROOF LAYOUT PLAN

AREA=209.1 M<sup>2</sup>

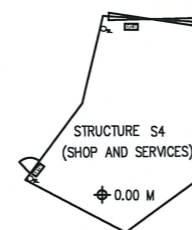


S3 GROUND FLOOR LAYOUT PLAN  
SCALE : 1 : 200

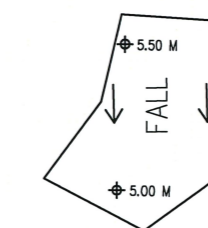


S3 ROOF LAYOUT PLAN

AREA=151 M<sup>2</sup>



S4 GROUND FLOOR LAYOUT PLAN  
SCALE : 1 : 200



S4 ROOF LAYOUT PLAN

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- 2) Dimensions / measurements in scale or not in scale to be marked on the portions of drawing.
- 3) Outline / delineation are specified for the project. Related revision to be read in conjunction with, if any.

#### LEGEND

- SITE BOUNDARY
- METAL GATE
- DOOR
- DOOR, SLIDING
- L/UL LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE / PRIVATE CAR
- CPS CAR PARKING SPACE
- EM ELECTRICAL METER ROOM
- 9L 9L WATER TYPE FIRE EXTINGUISHER
- CO2 5KG CO2 FIRE EXTINGUISHER
- SB SAND BUCKET
- EXIT EXIT SIGN
- OO EMERGENCY LIGHTING

FOR PlanD SUBMISSION

#### FSI CONSULTANT:

GLOBAL ENG CONSULTANTS LTD  
ROOM 902, 9/F, SILICON TOWER,  
88 LARCH STREET, TAI KOK TSUI, KLN.  
Email: globalconhk@gmail.com  
Tel: 31881924 Fax: 31862946

#### PROJECT:

LOT 3578 RP IN D.D. 116,  
TONG TAU PO, YUEN LONG,  
NEW TERRITORIES.

APPLICATION NO. : A/YL-TT/704

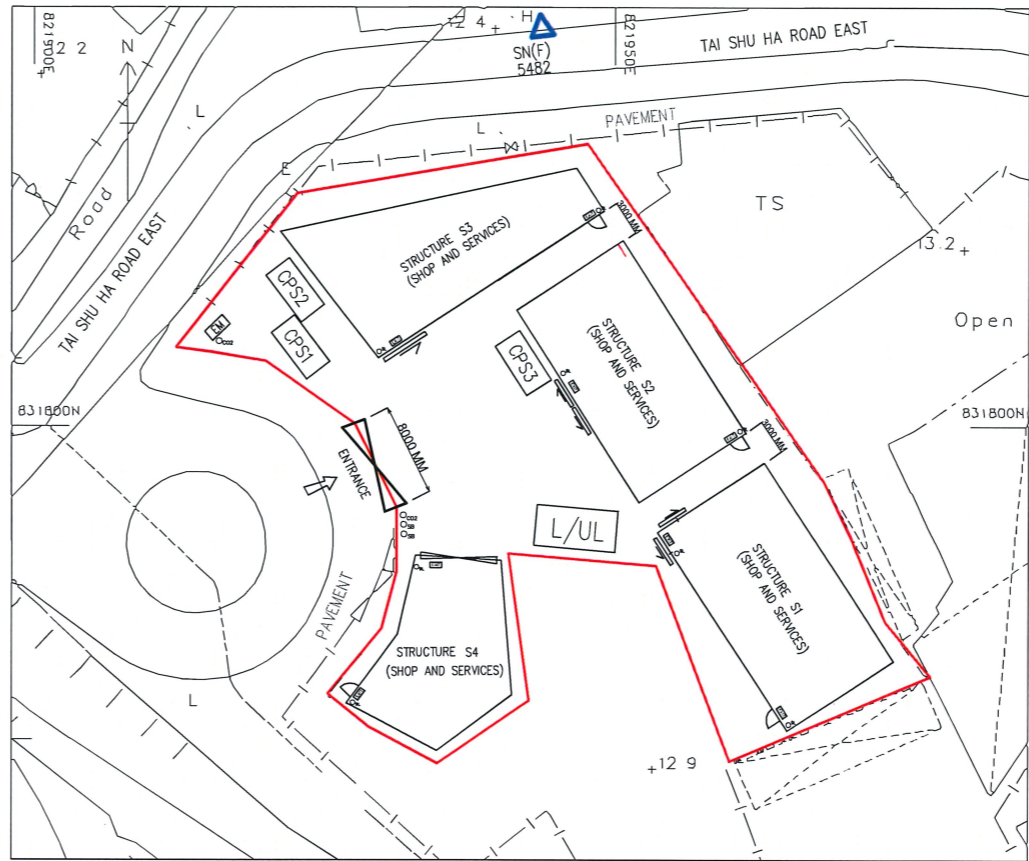
#### TITLE:

FIRE SERVICE LAYOUT PLAN  
AND  
S1 TO S4 FLOOR LAYOUT PLAN

SCALE: 1 : 100	@A1	DRAWN BY: T.W.
DATE: 22-04-2025	DESIGNED BY: BARRY	CHECKED BY: C. NG
DWG. NO: 01	CONTRACT NO.:	SHEET:
REVISION:		

FIRE SERVICE NOTES :

1. ALL BUILDINGS WITHIN THE AREA OF THE SITE BOUNDARY ARE TEMPORARY TIN-SHEETED STRUCTURE(S) USED AS SHOP AND SERVICES AND THE FLOOR AREA(S) OF EACH STRUCTURE ARE NOT MORE THAN 230M<sup>2</sup>. THE SPEREATE DISTANCE BETWEEN THE STRUCTURE(S) IS NOT LESS THAN 3M.
2. FIRE SERVICE INSTALLATIONS (FSI) TO BE PROVIDED IN ACCORDANCE WITH FSD CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2022.
3. FIRE EXTINGUISHERS , SAND BUCKETS SHALL BE PROVIDED AS INDICATED ON PLANS.
4. SUFFICIENT EMERGENCY LIGHTING WITH 2 HOURS SELF-CONTAINED BACK UP BATTERY SHALL BE PROVIDED TO THE STRUCTURE(S) IN ACCORDANCE WITH BS 5266-1 : 2016 , BS EN 1838 : 2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
5. DIRECTIONAL AND EXIT SIGNS WITH 3 HOURS SELF-CONTAINED BACK UP BATTERY SHALL BE PROVIDED TO THE STRUCTURE(S) IN ACCORDANCE WITH BS 5266-1 : 2016 AND THE FSD CIRCULAR LETTER NO. 5/2008.
6. WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO THE AREAS / BUILDING IS REQUIRED TO BE PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.



BLOCK PLAN  
SCALE : NOT TO SCALE

LEGEND

- SITE BOUNDARY
- METAL GATE
- DOOR
- DOOR , SLIDING
- L/UL

LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE / PRIVATE CAR
- CPS

CAR PARKING SPACE
- EM

ELECTRICAL METER ROOM
- 9L

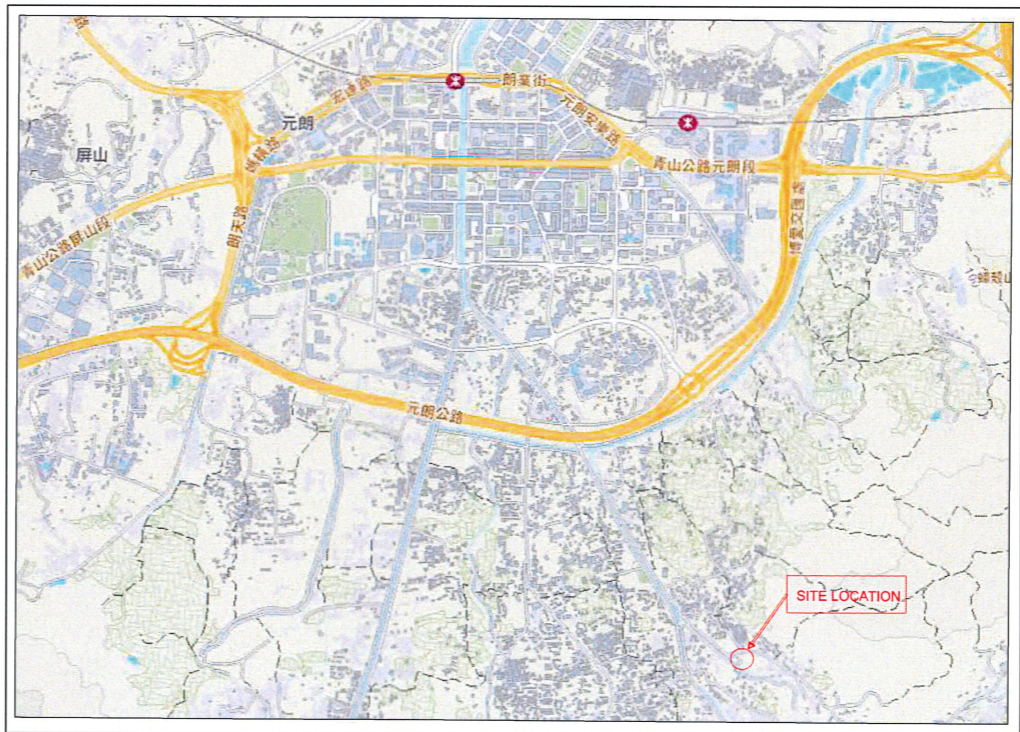
9L WATER TYPE FIRE EXTINGUISHER
- CO2

5KG CO2 FIRE EXTINGUISHER
- SB

SAND BUCKET
- EXIT

EXIT SIGN
- EMERGENCY LIGHTING
- SN(F)

SWAN NECK (FRESH WATER) – STREET FIRE HYDRANT



SITE LOCATION PLAN  
SCALE : NOT TO SCALE

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2) Dimensions / measurements in scale or not in scale to be marked on the portions of drawing.

3) Outline / delineation are specified for the project.  
Related revision to be read in conjunction with, if any.

FOR PlanD SUBMISSION

FSI CONSULTANT:

GLOBAL ENG CONSULTANTS LTD  
ROOM 902,9/F,SILICON TOWER,  
88 LARCH STREET,TAI KOK TSUI,KLN.  
Email:globalconhk@gmail.com  
Tel:31881924 Fax:31862946

PROJECT:

LOT 3578 RP IN D.D. 116,  
TONG TAU PO, YUEN LONG,  
NEW TERRITORIES.

APPLICATION NO. : A/YL-TT/704

TITLE:

FIRE SERVICE NOTES,  
BLOCK PLAN,  
SITE LOCATION PLAN AND  
LEGEND

SCALE:	DRAWN BY:
NOT TO SCALE	T.W.
DATE:	DESIGNED BY:
22-04-2025	BARRY
DWG. NO:	CHECKED BY:
02	C. NG
CONTRACT NO.:	SHEET:
REVISION:	

**Previous s.16 Applications covering the Application Site**

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TT/603	Temporary Shop and Services for a Period of 3 Years	11.9.2023 [revoked on 11.3.2024]

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Reasons(s)</u></b>
1	A/YL-TT/29	Temporary Open Storage of Private Cars and Lorries for Repair and Sale For a Period of 12 Months	12.6.1998 (on review)*	(1), (2), (4)
2	A/YL-TT/148	Temporary Private Car, Lorry and Oil Tanker Park For a Period of 3 Years	2.1.2004 (on review)	(1), (2), (3), (4)
3	A/YL-TT/409	Temporary Construction Machinery Workshop and Construction Materials Warehouse with Ancillary Office for a Period of 3 Years	8.9.2017	(1), (2), (4)

\*Appeal pursuant is dismissed by the Town Planning Appeal Board on 12.10.1999 due to absence of the appellant to the hearing at the due time.

**Rejection Reason(s):**

- (1) Not in line with the planning intention.
- (2) Not compatible with the surrounding areas.
- (3) No/insufficient information to demonstrate that the development would not generate adverse visual and drainage impacts on the surrounding areas.
- (4) Setting an undesirable precedent.

**Similar Application within the Subject “Village Type Development” Zone  
on the Tai Tong Outline Zoning Plan in the Past Five Years**

**Approved Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-TT/609	Temporary Shop and Services for a Period of 3 Years	13.10.2023

**Government Departments' General Comments**

**1. Traffic**

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

**2. Environment**

Comments of the Director of Environmental Protection:

- No objection to the application.
- No environmental complaint concerning the Site has been received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- No objection to the application from a drainage point of view and his detailed comments on the submitted drainage proposal are in **Appendix IV**.
- Should the application be approved, conditions should be included to request the applicant to submit a revised drainage proposal and to implement and maintain the drainage facilities for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

**4. Fire Safety**

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to the fire service installations being provided to the Site.
- Advisory comments as detailed in **Appendix IV**.

## 5. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- No objection to the application.
- As there is no record of approval granted by the Building Authority for the existing structures at the Site, BD is not in a position to offer comment on the suitability for the proposed use.
- Advisory comments as detailed in **Appendix IV**.

## 6. **District Officer's Comments**

Comment of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

## 7. **Other Departments**

The following departments have no objection to/no comment on the application:

- Chief Engineer/Construction, Water Supplies Department;
- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Agriculture, Fisheries and Conservation; and
- Commissioner of Police.

**Recommended Advisory Clauses**

- (a) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. open storage and/or parking of vehicles) which currently exists on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (b) any unauthorized development on the Site would be subject to planning enforcement action;
- (c) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lot 3578 RP in D.D. 116 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) there is/are unauthorized structure(s) and/or uses on Lot 3578 RP in D.D. 116 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD; and
  - (iii) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erect within the Site. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that the application(s) will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given that the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comment of the Commissioner for Transport that:

sufficient manoeuvring space should be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
  - (ii) the access road connecting the Site with Tai Shu Ha Road East is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Tai Shu Ha Road East; and

- (iii) if the proposed vehicular access at Tai Shu Ha Road East is approved by Transport Department, the applicant should ensure that a run-in/out at Tai Shu Ha Road East is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;
- (g) to note the comments of the Director of Environmental Protection that:
  - (i) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by Environmental Protection Department to minimise the potential environmental nuisances on the surrounding areas; and
  - (ii) to implement appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 ‘Construction Site Drainage’ to minimise any potential environmental impacts on nearby water bodies during the construction of the project;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
  - (i) peripheral surface channels shall be provided along the site boundary (i.e. near the proposed structure S4, etc.) to collect the surface runoff accrued on the Site and to intercept the overland flow from the adjacent lands;
  - (ii) the gradients of the proposed U-channels should be shown on the drainage plan;
  - (iii) catchpit should be provided at the turning point of the proposed u-channel;
  - (iv) please advise if any site formation/levelling works to be carried out under this application. Cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
  - (v) terminal manhole/last catchpit should be provided within the Site as close as the site boundary, please review. Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities;
  - (vi) to confirm if any walls or hoarding are/to be erected or laid along the site boundary. If affirmative, adequate opening should be provided to intercept the existing overland flow passing through the Site and please provide its details for comments;
  - (vii) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
  - (viii) the applicant should resolve any conflict/disagreement with relevant lot owner(s) and seek permission from DLO/YL, LandsD for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land, where required, outside the Site;
- (i) to note the comments of the Director of Fire Services that:
  - (i) the relevant layout plans should be incorporated with the proposed fire service

installations (FSI) to the Fire Services Department for approval;

- (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of the proposed FSI to be installed should be clearly marked on the layout plans; and
  - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (ii) if the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iii) if any existing structures are erected on leased land without approval of the Building Authority (BA), they are unauthorised building works (UBWs) under the BO and should not be designated for any approved use under the captioned application;
  - (iv) for UBW erected on leased land, including the existing structures under the application, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (v) five structures are proposed in the application. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
  - (vii) detailed checking under the BO will be carried out at building plan submission stage.

2

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

250405-161117-02145

**提交限期****Deadline for submission:**

08/04/2025

**提交日期及時間****Date and time of submission:**

05/04/2025 16:11:17

**有關的規劃申請編號****The application no. to which the comment relates:**

A/YL-TT/704

**「提意見人」姓名/名稱****Name of person making this comment:**

女士 Ms. LI KIN LING

**意見詳情****Details of the Comment :****致城市規劃委員會:**

本人支持在上述地段的規劃申請，理由有下列幾點：

- 1.上址現時用作露天儲存貨物的，經常有重型貨車不受限制地進出，危害附近居民，希望有關店舖開業後將會改善有關情況;
- 2.店舖開業後可以改善/清除現場露天貨倉活動所引起的各種環境污染 - 噪音、沙塵...等;
- 3.選點附近並無任何同類店舖，裝飾店和五金店方便了附近一帶的居民，使他們能夠更容易選購到所需的建材。

3

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號**

250407-113853-74498

**Reference Number:****提交限期**

08/04/2025

**Deadline for submission:****提交日期及時間**

07/04/2025 11:38:53

**Date and time of submission:****有關的規劃申請編號**

A/YL-TT/704

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

先生 Mr. CHAN MAN CHUN

**Name of person making this comment:****意見詳情****Details of the Comment :****致城市規劃委員會:**

本人支持在上述地段的規劃申請，理由是：

- 1.塘頭埔村一帶都有任何類似店舖，計劃中的裝飾店和五金店大大方便附近居民選購建材，唔駛攞到買幾口鐵釘都要走去元朗市咁麻煩，仲慳返時間和費用;
- 2.增加附近居民的就業機會;
- 3.商店選址合適，不會影響附近環境;
- 4.擬建店舖地點附近的垃圾筒隨處亂放，希望開設店舖後情況有所改善。

4

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號**

250408-124716-06746

**Reference Number:****提交限期**

08/04/2025

**Deadline for submission:****提交日期及時間**

08/04/2025 12:47:16

**Date and time of submission:****有關的規劃申請編號**

A/YL-TT/704

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

先生 Mr. Tang Kwok Pong

**Name of person making this comment:****意見詳情****Details of the Comment :****致城市規劃委員會:**

本人是從事屋宇建築和裝修工程的，得知上述地段的申請，覺得應該大力支持，原因係：

- 1.方便附近客戶前往選購裝飾建材，不用多花費用或時間去到元朗或別處選購;
- 2.本人能在上址選購建材以供附近客戶的裝修或建築之用，減省交通運輸成本，提高商業競爭力;
- 3.現在附近一帶都沒有室內設計公司，在裝修工程期間客戶若對某此設計不合意或想作即時修改，就要等有關公司的設計師從外處（最近都會由元朗出發）到現場與客戶澄清/攪清楚，延誤了我們的工程進度。若客戶選擇了在上址開設室內設計公司的服務，肯定可以縮短工程延誤的時間。

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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**From:**  
**Sent:** 2025-04-07 星期一 02:57:56  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-TT/704 DD 116 Tong Tau Po Tsuen

Dear TPB Members,

603 was revoked ONE YEAR AGO. Failure to implement both Drainage and Fire conditions.

But its business as usual because as applicant states "due to oversight to comply with those time-limited approval conditions".

However is one fails to pay a jaywalking or littering fine, offences that pose little risk to the community, a summons is issued.

The lenient manner in which both govt depts and TPB members accept lame excuses for failure to comply with conditions is yet another example that in HK it is indeed 'One Country, Two Systems', especially north of Lion Rock.

It is high time that regulations in NT be imposed with the same rigueur as applies to urban districts.

Application should be rejected as the operator is clearly dragging his feet.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 18 August 2023 2:25 AM HKT  
**Subject:** A/YL-TT/4603DD 116 Tong Tau Po Tsuen should read A/YL-TT/603

A/YL-TT/603

Lot 3578 RP in D.D. 116, Tong Tau Po, Yuen Long

Site area :About 1,710.1sq.m

Zoning: "VTD"

Applied use: Shop and Services / 4 Vehicle Parking

Dear TPB Members,

A/YL-TT/409 Construction Machinery Workshop and Construction Materials Warehouse rejected 2017 but brownfield operation visible on site.

The rejection reason included that the proposed development, which is industrial in nature, is not compatible with the land uses in the surrounding areas with mainly residential dwellings

Members should question if the current application is for a similar purpose.

Mary Mulvihill

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**From:**

**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

**Date:** Monday, 14 August 2017 1:58 AM CST

**Subject:** A/YL-TT/409 DD 116 Tong Tau Po Tsuen

A/YL-TT/409

Lot 3578 RP in D.D. 116, Tong Tau Po Tsuen, Yuen Long

Site area : About 1,884 m<sup>2</sup>

Zoning : "VTD"

Applied Use : Storage Construction Materials

Dear TPB Members,

This application would appear to be intended to legitimize unapproved use of the site for some time.

Construction materials can contain toxic substances that leach into the ground. They should be stored in purpose built high rise industrial compounds complete with the necessary equipment, parking, hand washing and toilet facilities, etc.

Such brownfield use of land intended for human habitation is not appropriate.

If there is currently no demand for Net houses the site should be used as open space or for community purposes.

TPB should reject this application to encourage the elimination of brownfield activities.

Mary Mulvihill

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**From:**  
**Sent:** 2025-04-08 星期二 14:30:21  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 對有關 A/YL-TT/704 規劃申請提出反對

致城市規劃委員會專員:

本人為塘頭埔村村民 戴可彤，現對有關 **A/YL-TT/704** 規劃申請提出反對，反對原因如下：

1. 交通問題

- 大樹下東路及西路長期塞車，如批出有關申請，只會增加路面負荷，影響附近居民。候車時間大增，激起民怨。

2. 安全問題

- 由於路面擠塞及大量汽車違泊，有關申請位置對外是小巴士站，村民長期於該位置等候小巴進出元朗，小巴是唯一交通工具，亦常被迫站於馬路上等候車輛，如該位置申請有關規劃，會增加車輛進出構成交通安全風險。

3. 治安問題

- 若商店落成，將有不同閒雜人士進出，容易滋生罪案。

4. 衛生問題

- 商店比家用產生更加多垃圾，本村垃圾站每天已爆滿，假期更嚴重，垃圾佈滿地上，已未能負荷本村需要。

如有任何問題，可 EMAIL 至                      或來電                      ，謝謝！

From:

Sent:

2025-04-08 星期二 12:49:32

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

反對有關 A/YL-TT/704 規劃申請

致城市規劃委員會專員:

本人為塘頭埔村福慶堂司理（張啟耀），現本人及代表村民對有關 A/YL-TT/704 規劃申請提出反對，反對原因如下：

1. 交通問題

- 大樹下東路及西路已經長期塞車，如批出有關申請，只會增加路面負荷，由於此申請位置有多個站頭等候位，對本村居民的進出增加生活影響，特別在上下班時間，路面負荷要求更高，由向元朗方向大樹下東路橋底迴旋處，大旗嶺新路口開始擠塞，塞至過了大樹下廟及道大樹下東路垃圾房橋位。

2. 安全問題

- 由於路面擠塞及大量汽車泊於有關申請位置對外為小巴士站，村民長期於該位置等候車輛進出元朗，亦為唯一交通工具，亦常被迫站於馬路上等候車輛，如該位置申請有關規劃，會增加車輛進出構成人車爭路及交通安全風險。

3. 風水問題

- 有關申請位置屬於本村風水要地，多年來沒有及不可建築任何上蓋構築物，如批出申請，只會對本村作出長遠影響。

如有任何問題，可發信到

或致電

。感謝。

張啟耀

塘頭埔村福慶堂司理

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**From:**  
**Sent:** 2025-04-08 星期二 12:30:40  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對有關 A/YL-TT/704 規劃申請

致城市規劃委員會專員:

本人為塘頭埔村村代表 張淦堯，現本人及代表村民對有關 A/YL-TT/704 規劃申請提出反對，反對原因如下：

1. 交通問題

- 大樹下東路及西路已經長期塞車，如批出有關申請，只會增加路面負荷，對本村居民的進出增加生活影響，特別在上下班時間，路面負荷要求更高，由向元朗方向大樹下東路橋底迴旋處，大旗嶺新路口開始擠塞，塞至過了大樹下廟及道大樹下東路垃圾房橋位。

2. 安全問題

- 由於路面擠塞及大量汽車泊於有關申請位置對外為小巴士站，村民長期於該位置等候車輛進出元朗，亦為唯一交通工具，亦常被迫站於馬路上等候車輛，如該位置申請有關規劃，會增加車輛進出構成交通安全風險。

3. 風水問題

- 有關申請位置屬於本村風水要地，多年來沒有及不可建築任何上蓋構築物，如批出申請，只會對本村作出長遠影響。

如有任何問題，可發信到 或致電 。

張淦堯  
塘頭埔村村代表