

2025年 7月 1 7日  
此文件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。城市規劃委員會

This document is received on 2025-07-17.  
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/YC-TT/719
	Date Received 收到日期	2025-07-17

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Wo Hing Real Estate Management Limited (和興物業管理有限公司)

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Top Bright Consultants Limited (才鴻顧問有限公司)

<b>3. Application Site 申請地點</b>	
(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)	Lots 4918 S.B(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories
(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 ..... 319 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 118 ..... 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)	..... 105 ..... sq.m 平方米 <input checked="" 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
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D) ("R(D)")
(f) Current use(s) 現時用途	Vacant Land  (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  
17/6/2025-30/6/2025 (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 16/6/2025 (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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬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，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services (Convenience Store and Real Estate Agency) for a Period of Three Years  (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	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	260 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	59 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2 .....
Proposed domestic floor area 擬議住用樓面面積	NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	118 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	118 .....sq.m <input checked="" type="checkbox"/> 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)	
1 Convenience Store (2-storey, Height: 7m) .....	
1 Real Estate Agency (2-storey, Height: 7m) .....	
.....	
.....	
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	NA .....
Motorcycle Parking Spaces 電單車車位	NA .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA .....
Others (Please Specify) 其他 (請列明)	NA .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NA .....
Coach Spaces 旅遊巴車位	NA .....
Light Goods Vehicle Spaces 輕型貨車車位	1 (3.5m x 7m) .....
Medium Goods Vehicle Spaces 中型貨車車位	NA .....
Heavy Goods Vehicle Spaces 重型貨車車位	NA .....
Others (Please Specify) 其他 (請列明)	NA .....

Proposed operating hours 擬議營運時間 Mondays to Sundays, including Public Holidays (8am - 8pm)..... .....																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>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 Tong Road</p> <p><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)</p> <p>No 否 <input type="checkbox"/></p>																														
(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?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>	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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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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) 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>NA</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> <b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： <hr/> <hr/> <hr/> Reason(s) for non-compliance: 仍未履行的原因： <hr/> <hr/> <hr/> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....



**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

Applicant 申請人 /  Authorised Agent 獲授權代理人

Lo Ming Kong

Project Manager

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

Member 會員 /  Fellow of 資深會員

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

Top Bright Consultants Limited



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

Date 日期

03/07/2025

(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	Lots 4918 S.B RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories
Site area 地盤面積	319 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 105 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
Zoning 地帶	Residential (Group D) ("R(D)")
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	Temporary Shop and Services (Convenience Store and Real Estate Agency) for a Period of Three Years

(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	118 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.37 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than m 米 不多於)
		NA	<input type="checkbox"/> (Not more than Storeys(s) 層 不多於)
	Non-domestic 非住用	7	<input checked="" type="checkbox"/> (Not more than m 米 不多於)
		2	<input checked="" type="checkbox"/> (Not more than Storeys(s) 層 不多於)
(iv) Site coverage 上蓋面積	18	%	<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	0	
	Private Car Parking Spaces 私家車車位 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)	NA NA NA NA NA NA	
(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 loading/unloading bays/lay-bys 上落客貨車位/停車處總數	1	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 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)	NA NA 1 (3.5m x 7m) NA NA NA	

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/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 checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Site Plan, Plan Showing General Area,</u>		
<u>Extract from Tai Tong Outline Zoning Plan No. S/YL-TT/20</u>		
<b><u>Reports 報告書</u></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 type="checkbox"/>
<hr/>		
<hr/>		
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。

**Application for Permission under Section 16 of  
the Town Planning Ordinance (Cap. 131)**

**Proposed Temporary Shop and Services (Convenience  
Store and Real Estate Agency) for a Period of Three  
Years in “Residential (Group D)” (“R(D)”) zone  
at Lots 4918 S.B RP(Part) and 4918 RP(Part) in DD116  
and Adjoining Government Land, Tai Tong Road,  
Yuen Long, New Territories**

**SUPPLEMENTARY PLANNING STATEMENT**

**Applicant:**

Wo Hing Real Estate  
Management Limited

July, 2025

**Planning Consultant:**



Top Bright Consultants Ltd.

## Executive Summary

This application is prepared by Top Bright Consultants Ltd. on behalf of Wo Hing Real Estate Management Limited (the "Applicant") to the Town Planning Board (the "Board") to seek planning permission for proposed temporary shop and services (convenience store and real estate agency) (the "Proposed Development") for a period of three years at Lots 4918 S.B RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories (the "Application Site").

The Application Site falls within an area zoned "Residential (Group D)" ("R(D)") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20. The Proposed Development falls within the broad definitions of 'Shop and Services' which is a use listed under Column 2 of the Notes of "R(D)" zone. In accordance with the OZP, uses under Column 2 may be permitted with or without conditions on application to the Board.

The Application Site is the subject of a previously approved application (No. A/YL-TT/581) approved by the Board on 3.2.2023 for the same use. The Board revoked the application because of the non-compliance of 2 approval conditions, i.e. the implementation of run-in/out and fire service installations (FSIs) proposals, as the Applicant is still waiting for the approval of the Short Term Waiver (STW) by the Lands Department (LandsD) for the construction of the proposed temporary structures.

The Application Site has a total area of about 319 square metres and is currently vacant. The Application Site is located about 150m to the south of the Yuen Long Highway and 300m to the south of the Yuen Long Town Centre. With the implementation of village house developments in the vicinity in the last few years, it generates land use demand for supporting facilities like the proposed shop and services. In this connection, the Applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of 3 years.

The Application Site will consist of two 2-storey (7m) temporary structures with a total floor area of 118m<sup>2</sup> for using as convenience store and real estate agency. They are placed near the site entrance at the east of the Application Site. A loading/unloading space for the light goods vehicle (3.5m x 7m) will be provided at the southwest of the Application Site. The proposed hours of operation at the Application Site are restricted between 8:00 am to 8:00 pm from Mondays to Sundays, including Public Holidays.

The justifications of this application are: in line with the planning intention; compatible with surrounding land uses; provide the much needed shop and services for the local community; better utilization of scarce land resources; approval of similar applications; no adverse traffic, environmental, visual and drainage impacts; planning gains; and community support. The Applicant therefore respectfully requests the Board to approve this application for a period of 3 years.

## 行政摘要

這宗規劃申請乃代表和興物業管理有限公司向城市規劃委員會(“城規會”)呈交，擬議在新界元朗大棠路丈量約份第 116 約地段第 4918 號 B 分段餘段(部份)及第 4918 號餘段(部份)和毗連政府土地(“申請地點”)，用作擬議臨時商店及服務行業(便利店及地產代理)(“擬議發展”)，為期三年。

申請地點座落於大棠分區計劃大綱核准圖編號 S/YL-TT/20 中的“住宅(丁類)”地帶。擬議發展歸屬‘商店及服務行業’的定義，亦屬“住宅(丁類)”地帶的第二欄用途，須向城規會提出申請。

申請地點涉及一宗獲城規會於 2023 年 2 月 3 日批准作同樣用途的規劃申請(編號：A/YL-TT/581)，城規會其後因未能履行兩項規劃許可附帶條件(落實出入口通道及消防裝置建議)而撤銷申請。申請人因仍待地政處就興建臨時構築物發出短期豁免書，致使未能履行有關規劃許可附帶條件。

申請地點的面積約為 319 平方米，目前為空置土地。申請地點位於元朗公路以南約 150 米及元朗市中心以南約 300 米。隨著近年申請地點附近小型屋宇落成，對擬議商店和服務用途等配套設施產生需求。因此，申請人希望就擬議發展向城規會申請獲批為期三年的臨時規劃許可。

申請地點將於東面近出入口位置興建兩座 2 層(7 米高)的臨時構築物，總樓面面積約 118 平方米，用作便利店及地產代理。場地的西南面將提供一個輕型貨車(3.5 米 x 7 米)的上落貨位。申請地點的營運時間為星期一至日上午八時至下午八時，包括公眾假期。

這宗規劃申請的理由為：符合規劃意向；與附近土地用途協調；為本區提供切實需要的商店及服務行業設施；更有效利用土地；同樣商店及服務行業用途之前已獲規劃許可；不會對附近地點構成不良的交通、環境、視覺及排水影響；達至規劃增益的成效；及獲社區支持。因此，申請人希望城規會批准三年的臨時用途。

## TABLE OF CONTENTS

	Page
<b>TABLE OF CONTENTS</b>	i
<b>LIST OF FIGURES</b>	i
<b>LIST OF APPENDICES</b>	ii
<b>SUMMARY OF APPLICATION</b>	1
<b>1. INTRODUCTION</b>	2
<b>2. SITE CONTEXT</b>	3
Location	
Existing Site Conditions	
Surrounding Land Uses	
Access	
<b>3. LAND STATUS</b>	3
<b>4. PLANNING CONTEXT</b>	4
Statutory Plan	
Previous Applications	
Similar Applications	
<b>5. DEVELOPMENT PROPOSAL</b>	5
Proposed Use	
Site Layout and Design	
Parking and Traffic Arrangement	
Site Operations	
Landscape and Tree Preservation Proposal	
Drainage Proposal	
Fire Service Installations Proposal	
Environmental Considerations	
<b>6. JUSTIFICATIONS</b>	7
In Line with the Planning Intention	
Compatible with Surrounding Land Uses	
Provide the Much Needed Shop and Services for the Local Community	
Better Utilization of Scarce Land Resources	
Approval of Similar Applications	
No Adverse Traffic Impact	
No Adverse Environmental Impact	
No Adverse Visual Impact	
No Adverse Drainage Impact	
Planning Gains	
Community Support	
<b>7. CONCLUSION</b>	9
<b>LIST OF FIGURES</b>	
Figure 1	Location Plan
Figure 2	Site Plan
Figure 3	Plan Showing the General Area
Figure 4	Extract from the Tai Tong Outline Zoning Plan No. S/YL-TT/20
Figure 5	Layout Plan
Figure 6	Landscape and Tree Preservation Proposal

## **LIST OF APPENDICES**

- Appendix A      Short Term Waiver Application to the Lands Department
  
- Appendix B      Approved Run-in/out Proposal and Approval Letter for Compliance with Approval Condition of the Last Application
  
- Appendix C      Approved Drainage Proposal and Approval Letter for Compliance with Approval Condition of the Last Application
  
- Appendix D      Approved Fire Service Installations Proposal and Approval Letter for Compliance with Approval Condition of the Last Application
  
- Appendix E      Supporting Letters

**SUMMARY OF APPLICATION**

<b>Applicant:</b>	Wo Hing Real Estate Management Limited
<b>Applied Use:</b>	Proposed Temporary Shop and Services (Convenience Store and Real Estate Agency) for a Period of Three Years
<b>Existing Use:</b>	Vacant
<b>Location</b>	Lots 4918 S.B RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories
<b>Site Area:</b>	Private Land: about 214 square metres Government Land: about 105 square metres Total: about 319 square metres
<b>Lease</b>	Block Government Lease demised as agricultural land
<b>Statutory Plan:</b>	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 gazetted on 15.12.2023
<b>Zoning:</b>	"Residential (Group D)" ("R(D)")
<b>Previous Application:</b>	A/YL-TT/581 (shop and services) – approved on 3.2.2023

## 1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Wo Hing Real Estate Management Limited (the "Applicant") to the Town Planning Board (the "Board") to seek planning permission for proposed temporary shop and services (convenience store and real estate agency) (the "Proposed Development") for a period of three years at Lots 4918 S.B RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories (the "Application Site").
- 1.02 The Application Site is the subject of a previously approved application (No. A/YL-TT/581) approved by the Board on 3.2.2023 for the same use. The Board revoked the application because of the non-compliance of 2 approval conditions, i.e. the implementation of run-in/out and fire service installations (FSIs) proposals, as the Applicant is still waiting for the approval of the Short Term Waiver (STW) by the Lands Department (LandsD) for the construction of the proposed temporary structures. The implementation of run-in/out was completed and submitted for inspection by the Highways Department (HyD). The Applicant was verbally informed by the HyD that no further works is required.
- 1.03 At present, the prevailing land policy is that no new structure is permitted to be erected on the Application Site before the approval of the STW. For this reason, the implementation of the approved FSIs proposal cannot proceed in the absence of the proposed structures at the Application Site. The Applicant now seeks planning permission from the Board for the same use for another 3 years. Compared with the last application (No. A/YL-TT/581), the application boundary, applied use and development parameters remain unchanged.
- 1.04 The Application Site is located along Tai Tong Road in the centre of Shun Ching San Tsuen. It falls within an area zoned "Residential (Group D)" ("R(D)") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20. The Proposed Development falls within the broad definitions of 'Shop and Services' which is a use listed under Column 2 of the Notes of "R(D)" zone. In accordance with the OZP, uses under Column 2 may be permitted with or without conditions on application to the Board. There are 3 similar applications (Application Nos. A/YL-TT/360, 523 and 661) for temporary shop and services use within the same "R(D)" zone on the OZP, which were approved by the Board since 2015.
- 1.05 The Application Site has a total area of about 319 square metres and is currently vacant. The Application Site is located about 150m to the south of the Yuen Long Highway and 300m to the south of the Yuen Long Town Centre. With the implementation of village house developments in the vicinity in the last few years, it generated land use demand for supporting facilities like the proposed shop and services. In this connection, the Applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of 3 years.
- 1.06 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the Proposed Development and provide justifications in support of the application.

## 2. SITE CONTEXT

### Location

- 2.01 The Application Site is situated on the western side of Tai Tong Road within the area of Tai Tong, Yuen Long. It is situated approximately 150m to the south of the Yuen Long Highway and 300m to the south of the Yuen Long Town Centre. **Figure 1** shows the Application Site in its regional context.

### Existing Site Conditions

- 2.02 The Application Site covers an area of approximately 319 square metres (including 105 square metres of Government land) and is currently vacant (Please refer to the Site Plan in **Figure 2**). The Application Site is hard paved, flat and partially fenced off by 2-metre high corrugated metal sheets.

### Surrounding Land Uses

- 2.03 The areas surrounding the Application Site are predominantly village-type and low-rise residential developments. To the immediate west is the former Shung Ching Public School. To its further west is Muk Kiu Tau Tsuen. To its immediate south is an approved temporary shop and services (Application No. A/YL-TT/661) and to its further south is Shui Tsiu San Tsuen. To the northeast across Tai Tong Road is a grocery store, kindergarten and Shung Ching San Tsuen. To the further north is Sham Chung Tsuen. To serve the needs of local residents, there are many shop and services uses along Tai Tong Road. A plan showing the Application Site in the context of its local surroundings is in **Figure 3**.

### Access

- 2.04 The Application Site abuts Tai Tong Road which is well served by public transport such as public light buses, buses and taxis. The entrance to the Application Site is located on the eastern side and is about 7 metres wide and has been hard paved.

## 3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises of Lots 4918 S.B RP(Part) and 4918 RP(Part) in DD116, Tai Tong Road, Yuen Long, New Territories which demised as agricultural land. A plan showing the said lots is in **Figure 2**.
- 3.02 The subject lots are held under Block Government Lease and demised as agricultural land with a lease term expiring on 30.6.2047. There are no user restrictions in the leases apart from the standard non-offensive trade clause.
- 3.03 The subject lots are under application for STW submitted by the Applicant on 12.10.2023 (a copy of the STW application is attached in **Appendix A**). The STW

application is being processed by the LandsD. Should this application be approved, the Applicant will follow up with the LandsD on the progress of the STW application.

#### 4. PLANNING CONTEXT

##### Statutory Plan

- 4.01 According to the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20 gazetted on 15.12.2023, the Application Site falls within the “Residential (Group D)” (“R(D)”) zone. An extract of the OZP is in **Figure 4**.
- 4.02 As stated in the Notes of the OZP, the planning intention of the “R(D)” zone is “to improve and upgrade existing temporary structures within the rural areas through the 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.”
- 4.03 In accordance with the Notes attached to the OZP, the proposed use, i.e. shop and services, is a Column 2 use of “R(D)” zone which requires planning permission from the Board. Temporary use of land or building not exceeding a period of 3 years also requires permission from the Board.

##### Previous Applications

- 4.04 The Application Site is the subject of a previously approved application (No. A/YL-TT/581) approved by the Board on 3.2.2023 for the same shop and services use and part of the Application Site is the subject of 2 previous planning applications (Nos. A/YL-TT/126 and 238). The details of these applications are shown in **Table 4.1** below:

**Table 4.1 Previous Applications**

<b>Application No.</b>	<b>Applied Use</b>	<b>TPB’s Decision</b>
A/YL-TT/126	Extension of School Building	Approved on 15.3.2002
A/YL-TT/238	Temporary Recyclable Collection Centre (Including Plastic Goods, Paper and Metal) for a Period of 3 Years	Rejected on 13.3.2009
A/YL-TT/581	Proposed Temporary Shop and Services for a Period of 3 Years	Approved on 3.2.2023

##### Similar Applications

- 4.05 The area to the immediate south of the Application Site within the same “R(D)” zone has been approved for shop and services use for 3 times. The details of these applications are shown in **Table 4.2** below:

**Table 4.2 Similar Applications**

<b>Application No.</b>	<b>Applied Use</b>	<b>Date of Approval</b>
A/YL-TT/661	Temporary Shop and Services with Ancillary Office for a Period of 3 Years	20.9.2024
A/YL-TT/523	Temporary Shop and Services with Ancillary Office for a Period of 3 Years	10.9.2021
A/YL-TT/360	Proposed Temporary Shop and Services (Retail Shop for Refrigeration Equipment) with Ancillary Office for a Period of 3 Years	23.10.2015

## **5. DEVELOPMENT PROPOSAL**

### **Proposed Use**

- 5.01 The Applicant seeks planning permission to use the Application Site for the proposed temporary shop and services (convenience store and real estate agency) for a period of 3 years. The purpose of the Proposed Development is to provide daily necessities such as snacks, drinks, dairy products and real estate agency service for the nearby neighbourhood and workers.

### **Site Layout and Design**

- 5.02 As indicated on the Layout Plan in **Figure 5**, the Application Site will consist of two 2-storey (7m) temporary structures with a total floor area of 118m<sup>2</sup> for using as convenience store and real estate agency. They are placed near the site entrance at the east of the Application Site. A loading/unloading space for the light goods vehicle (3.5m x 7m) will be provided at the southwest of the Application Site.
- 5.03 The Application Site will be fenced off by corrugated metal sheets approximately 2 metres high. The existing vehicular entrance, which is located along the site boundary to its east and fronting Tai Tong Road, is about 7 metres wide and has been hard-paved.

### **Parking and Traffic Arrangement**

- 5.04 The Application Site is located within walking distance of the nearby village settlements. For people who are from outside of the neighbourhood, they can make use of the public transportation network, such as mini-bus, bus, taxi to the Application Site. A loading/unloading space for the light goods vehicle (3.5m x 7m) will be provided at the southwest of the Application Site. The existing run-in/out of 7m wide has been provided to the east of the site (**Appendix B**) and HyD advised that no further works for the run-in/out is required. Sufficient space for manoeuvring of vehicle is allowed throughout the Application Site such that no waiting or queuing of goods vehicle will arise under any circumstances. There will be a maximum of 2 vehicular trips per day for the light goods vehicle to deliver the commodities to the Application Site.

### **Site Operations**

- 5.05 The Proposed Development is targeted to serve walk-in customers from the nearby local villages and workers in the surrounding. The proposed hours of operation at the Application Site are restricted between 8:00 am to 8:00 pm from Mondays to Sundays, including Public Holidays.

### **Landscape and Tree Preservation Proposal**

- 5.06 According to a recent site inspection, there is a tree within the Application Site (see **Figure 6**). The existing tree will be retained and 2 new trees will be planted at the northwest of the Application Site. The proposed tree species is Ficus Microcarpa, which grow to a mature height of 4 to 5 metres, with a canopy span of about 5 metres in diameter.

### **Drainage Proposal**

- 5.07 An existing drainage system is in place to collect surface runoff from the Application Site, including perimeter U-channels along the site boundary and catch pits with sand traps, which will then be diverted to the existing drains. The submission and implementation of the drainage proposal were approved by Drainage Services Department (DSD) for the last application (No. A/YL-TT/581) (see **Appendix C**) and the Applicant will maintain the existing drainage facilities on site.

### **Fire Service Installations Proposal**

- 5.08 The FSIs proposal was approved by the Fire Services Department (FSD) for the last application (see **Appendix D**). Upon obtaining approval of the STW from the LandsD and construction of the temporary structures, the Applicant will provide the FSIs to the satisfaction of FSD.

### **Environmental Considerations**

- 5.09 The entire site has been hard-paved to avoid fugitive dust impacts from the manoeuvring of vehicles. The following measures will also be adopted to minimize any potential impact on surrounding areas:
- (a) Provision of 2-metre high fencing around the Application Site to minimize the visual impact of the Proposed Development;
  - (b) Maintaining and providing landscaping at the northwest of the Application Site;
  - (c) Maintaining the drainage facilities around the Application Site; and
  - (d) No workshop activities will be carried out within the Application Site.

## 6. JUSTIFICATIONS

### **In Line with the Planning Intention**

- 6.01 The Proposed Development falls within the broad definitions of 'Shop and Services', which is a use listed under Column 2 of the "R(D)" zone on the Tai Tong OZP. The Proposed Development aims to provide daily necessities and real estate agency services within walking/short distances for the local villagers/residents/workers in this area. Although the Application Site will be used for residential developments in the long term, temporary use of the site for 'Shop and Services' use will provide convenience for the locals and would not contravene the planning intention of "R(D)" zone. In addition, the owners of the Application Site have no immediate plan to redevelop their property for residential purpose. Given the Application Site would be subject to traffic noise from the adjoining Tai Tong Road, allowing amalgamation of sites would be required to provide necessary set back and/or noise mitigation measures. Time is required to negotiate with adjoining landowners to work out a workable residential development scheme in line with the planning intention of the "R(D)" zone.

### **Compatible with Surrounding Land Uses**

- 6.02 The Application Site is located along Tai Tong Road in the centre of Shun Ching San Tsuen. This section of Tai Tong Road has already been developed into various types of retail and service uses, such as retail shops for refrigeration equipment/parts, kindergartens, local provision stores, real estate agencies, etc. The surrounding areas mainly comprise villages, low-rise residential developments, fallow agricultural land, ex-school site and shop and services uses. The Proposed Development comprises 2 storey temporary structures only and is small-scale, which is considered compatible with the surrounding land uses.

### **Provide the Much-Needed Shop and Services for the Local Community**

- 6.03 The Application Site conveniently abuts Tai Tong Road. With the implementation of village house developments in the vicinity in the last few years, the daily necessities for local villagers/residents are in great demand. The Proposed Development would offer the much-needed shops and services within walking distance for the local villagers/residents, especially those from Muk Kiu Tau Tsuen, Shui Tsiu San Tsuen, Sham Chung Tsuen, and Shung Ching San Tsuen.

### **Better Utilization of Scarce Land Resources**

- 6.04 The Application Site is a piece of flat land and conveniently abuts Tai Tong Road. The Proposed Development would take full advantage of the location and the exceptional physical state of the Application Site i.e., directly abutting Tai Tong Road. By allowing the Proposed Development, land use optimization and concentration of compatible uses in a suitable location could be achieved. Besides, the Proposed Development is considered fully commensurate with its local geographical setting and

ideal to attain utmost land use maximization without giving rise to detrimental impacts on the environment.

#### **Approval of Similar Applications**

- 6.05 The Board previously approved similar uses immediately to the south of the Application Site within the same “R(D)” zone (as mentioned in Paragraph 4.05). The Board’s decision to approve similar applications indicates that the Proposed Development is acceptable within the “R(D)” zone.

#### **No Adverse Traffic Impact**

- 6.06 There will be no adverse traffic impact as the target customers will be mainly local villagers/residents or workers in the area and are expected to visit the Application Site on foot. The Application Site is well served by public transportation with bus, mini-bus, taxi running along Tai Tong Road. No visitor parking will be provided within the site. It is anticipated a maximum of 2 trips for the light goods vehicle to deliver the goods per day only. Adequate loading/unloading and manoeuvring space will be provided within the site. In this connection, there will be no vehicles waiting or queuing up at Tai Tong Road under any circumstances. No adverse traffic impact is anticipated.

#### **No Adverse Environmental Impact**

- 6.07 The Proposed Development is only a convenience store and real estate agency. It will not cause any adverse environmental impact on the locality as the Proposed Development is designed as such to keep most of the activities indoor and the potential noise disturbance will be confined to the inside of the temporary structures. The enclosed design constitutes an insignificant environmental impact on the surrounding areas, as possible disturbing factors, such as chatting, will be drowned out. In addition, the operation hours of the Application are restricted from 8:00 am to 8:00 pm daily. With the Application Site already being hard-paved and of a relatively small scale, it is anticipated that the Application Site would not generate adverse noise and air pollution.

#### **No Adverse Visual Impact**

- 6.08 Given consideration of the local context surrounding the Application Site, the scale of the Proposed Development is minimal, which accommodates only two 2-storey temporary structures with a height profile of not more than 7m. This building height profile is similar to the surrounding 2 to 3-storey village houses and temporary structures.

#### **No Adverse Drainage Impact**

- 6.09 The Application Site has been provided with periphery drainage channels to collect surface runoff to the satisfaction of DSD for the last application. The Applicant will maintain the existing drainage facilities and no adverse drainage impact is anticipated.

### **Planning Gains**

- 6.10 The Proposed Development would meet the needs of the local villagers/residents in the Tai Tong area. It would also bring in economic activities and hence employment opportunities in the area. Since the scale of development is small and the Proposed Development abuts a major road, the Proposed Development would provide convenient access for people in Tai Tong, and social and economic benefits to the community at large. In this regard, the Proposed Development is considered a planning gain for the general public and the local community.

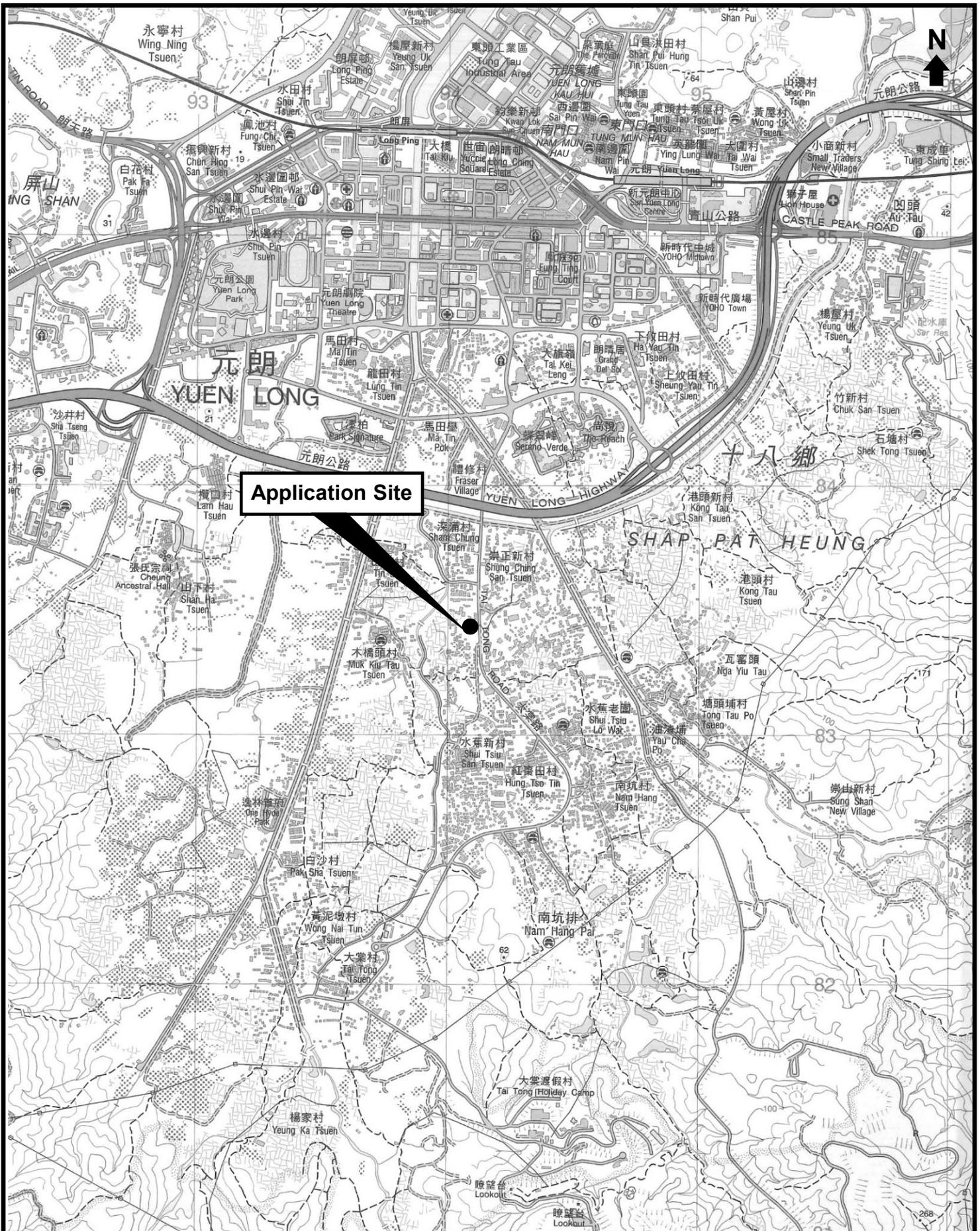
### **Community Support**

- 6.11 The Proposed Development is targeted to serve local villagers/residents and workers in the area. As the Proposed Development will offer the much-needed shop and services within walking distance, it is welcomed by the local population and community (see **Appendix E**).

## **7. CONCLUSION**

- 7.01 The Applicant seeks the Board's permission to use the Application Site for temporary shop and services (convenience store and real estate agency) for a period of 3 years. Given that the Application Site is conveniently abutting Tai Tong Road, the Application Site is considered suitable for the proposed use in terms of its physical characteristics, location, and surrounding land uses.
- 7.02 The Proposed Development is in line with the planning intention of "R(D)" zone under which 'Shop and Services' is a Column 2 use. As the owners of the Application Site have no immediate plan to redevelop their property for residential purpose and the proposed use is temporary, the Proposed Development would not frustrate the planning intention of the "R(D)" zone.
- 7.03 The Proposed Development is relatively small-scale and it will not generate any adverse traffic, environmental, or drainage impacts on the surrounding areas. The proposed use would also bring in economic activities and create employment opportunities in the area.
- 7.04 Based on the reasons outlined above, the Applicant respectfully requests that the Board give favourable consideration and approve this application for 3 years.

Top Bright Consultants Ltd.  
July 2025



**Top Bright Consultants Ltd.**

Extract Plan Based on Map  
Series HM20C of Sheet 6

## Location Plan

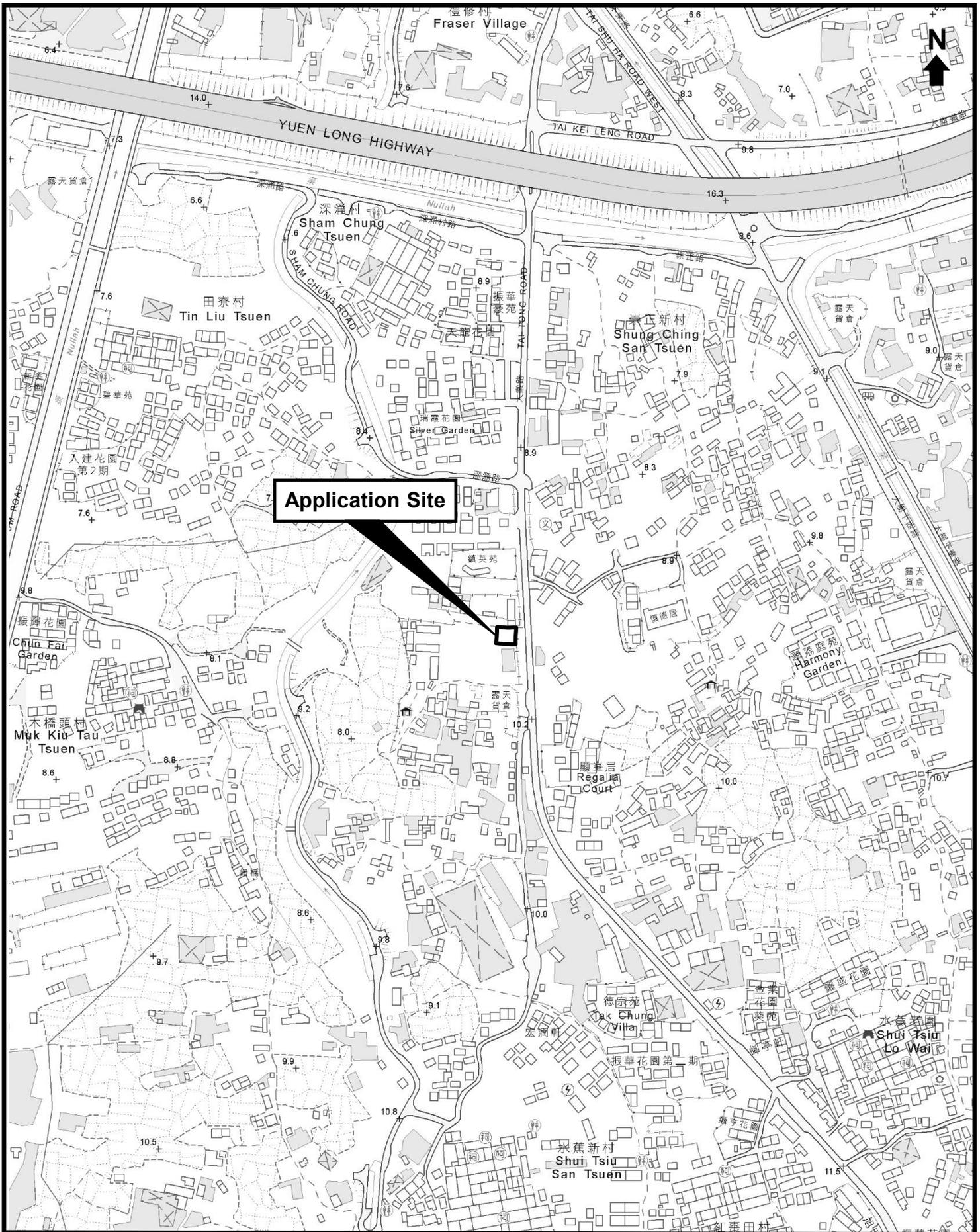
Scale 1 : 20 000

## FIGURE 1

For Identification Purpose

Date: 2.7.2025





**Top Bright Consultants Ltd.**

Extracted Plan Based on Map  
Series HP5C of Sheet No.  
6-NW-D

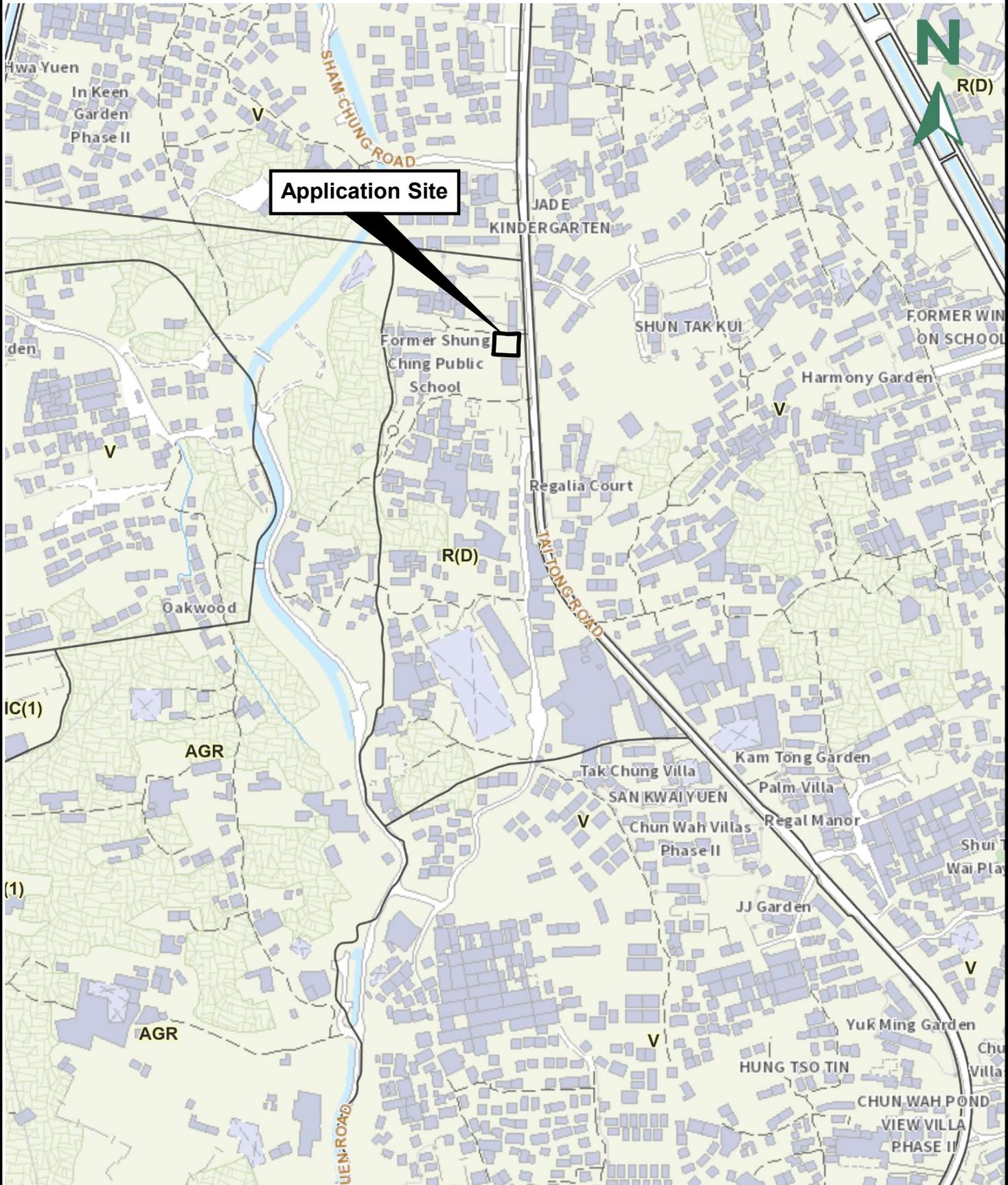
## Plan Showing the General Area

Scale 1 : 5 000

## FIGURE 3

For Identification Purpose

Date: 2.7.2025

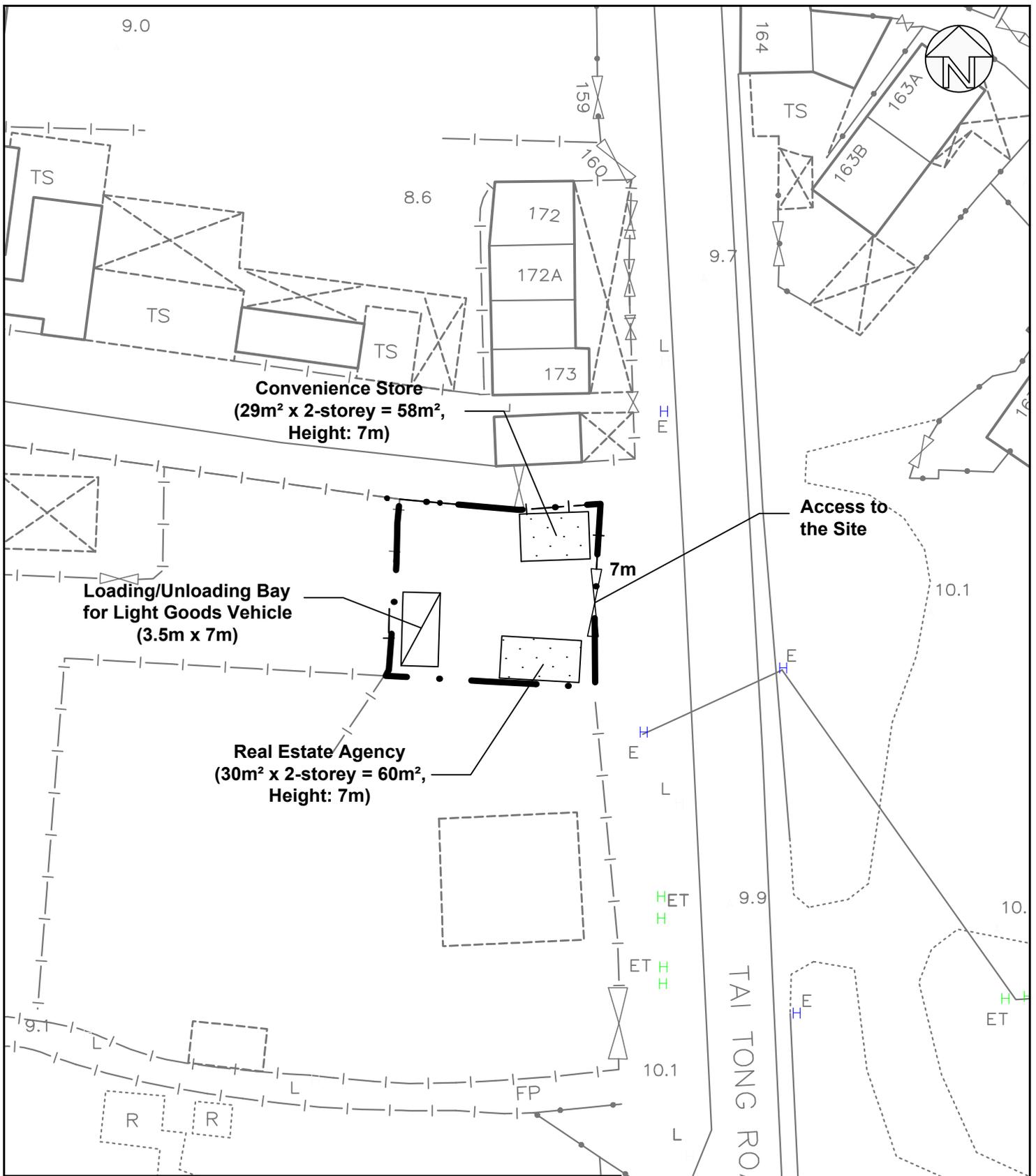


Extract from Tai Tong Outline Zoning Plan No. S/YL-TT/20 gazetted on 15.12.2023

## FIGURE 4

For Identification Purpose

Date: 2.7.2025



**LEGEND:**

- Application Site (Area = about 319 sq.m.)
- Temporary Structures for Shop and Services Use
- Loading/Unloading Bay for Light Goods Vehicle (1 no.)



Top Bright Consultants Ltd.

Drawing No. :TB/25/863/05

**Layout Plan**

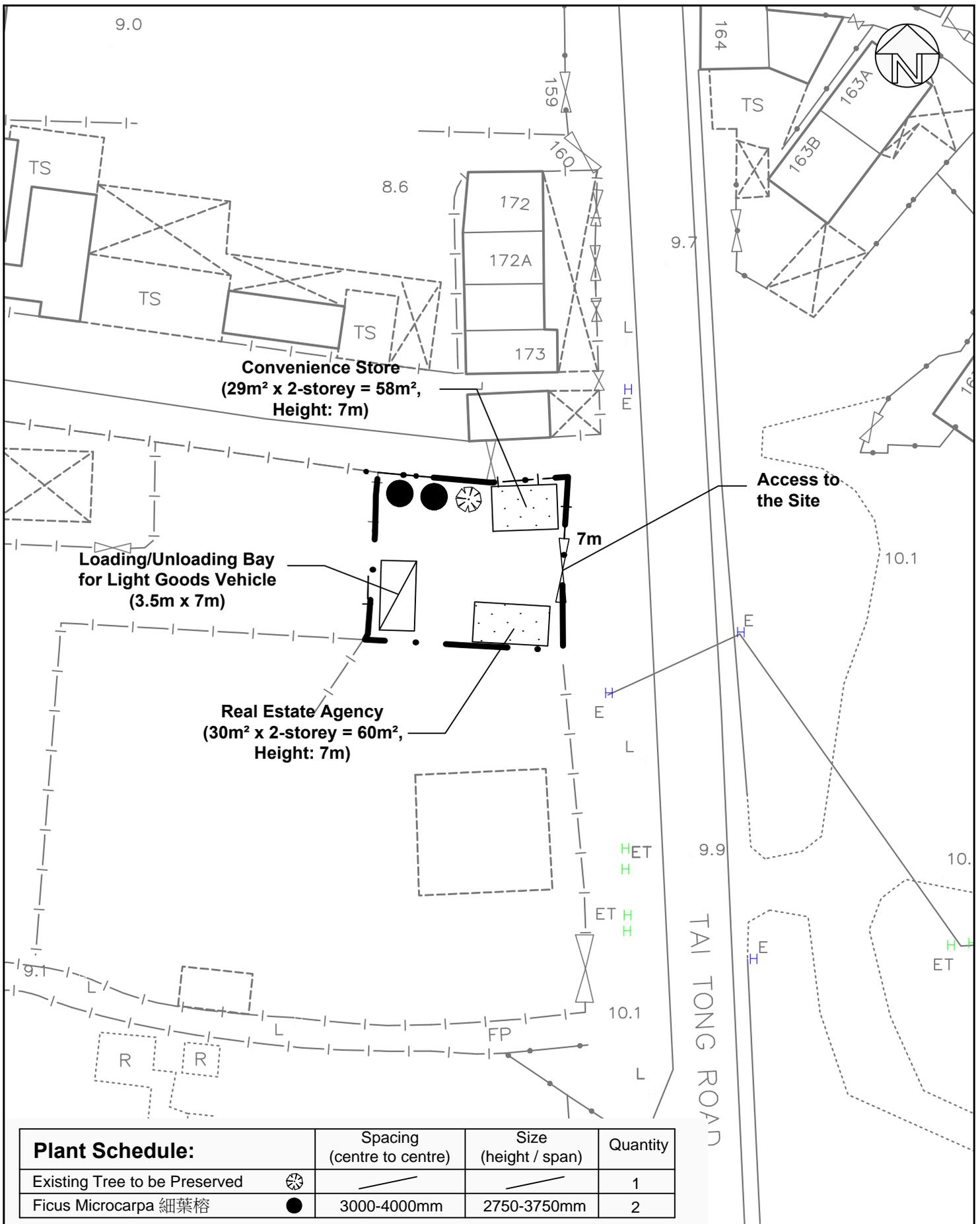
Lots 4918S.B RP(Part), 4918RP(Part) and  
 Adjoining Government Land in DD116,  
 Tai Tong Road, Yuen Long, N.T.

**FIGURE 5**

FOR IDENTIFICATION PURPOSE

Date: 2.7.2025

Scale: 1 : 500 (A4)



Plant Schedule:		Spacing (centre to centre)	Size (height / span)	Quantity
Existing Tree to be Preserved		—	—	1
Ficus Microcarpa 細葉榕		3000-4000mm	2750-3750mm	2



Top Bright Consultants Ltd.

Drawing No. :TB/25/863/06

### Landscape and Tree Preservation Proposal

Lots 4918S.B RP(Part), 4918RP(Part) and Adjoining Government Land in DD116, Tai Tong Road, Yuen Long, N.T.

### FIGURE 6

FOR IDENTIFICATION PURPOSE

Date: 2.7.2025

Scale: 1 : 500 (A4)

## **Appendix A**

---

### **Short Term Waiver Application to the Lands Department**

新界元朗橋樂坊 2 號  
元朗政府合署 9 至 11 樓  
地政總署  
元朗地政處



敬啟者：

**新界元朗大棠路丈量約份第 116 約  
地段第 4918 S.B RP(部份)及 4918 RP(部份)  
申請短期豁免書用作「臨時商店及服務行業」用途**

「和興物業管理有限公司」(Wo Hing Real Estate Management Ltd.) (商業登記證號碼：59456171-000-02-23-8) 為丈量約份第 116 約地段第 4918 S.B RP 的註冊業主及 4918 RP 的註冊業主授權人。城市規劃委員會於 2023 年 2 月 17 日發出規劃許可(規劃許可編號:TPB/A/YL-TT/581)，批准標題地段用作「臨時商店及服務行業」用途(為期三年)。現謹申請短期豁免書(下稱「豁免書」)，豁免在上述地段規管契約所載的用途限制，俾使上述地段蓋搭臨時搭建物作「臨時商店及服務行業」用途。

為方便 貴署考慮是項申請，茲付上下列文件，以供參考：

- (a) 土地註冊處土地登記冊物業資料(附件 1)
- (b) 申請人的公司註冊證明書及商業登記證影印本(附件 2)
- (c) 申請地點的相關圖則(附件 3)
- (d) 城市規劃委員會規劃許可 TPB/A/YL-TT/581 有關資料(附件 4)
  - 城市規劃委員會發出的規劃許可通知書(附件 4a)
  - 建議發展計劃(附件 4b)
- (e) 土地的註冊業主授權書(附件 5)

本公司現明確保證及聲明，以上提供藉以支持本公司的申請的資料真確無訛。

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本公司並明確表示知悉，地政總署在處理本公司的上述申請時，會使用本公司在本豁免書申請表格上提供的個人資料。提供本申請表格所要求的個人資料純屬自願。本公司明白，本公司如不提供足夠的資料，地政總署可能無法處理本公司的申請。

本公司現授權地政總署，向獲該署憑其絕對的酌情決定權認為適當的政府部門及任何其他團體、組織或人士，披露本公司在本申請表格上提供的個人資料。以獲取在政策上或任何其他方面視為與本公司的申請有關的資料。

本公司進一步授權、指示及要求任何由地政總署接洽的政府部門或其他團體，提供任何及所有該署要求的資料。

如有任何問題，請與本公司洪勝業先生(電話：[REDACTED])聯絡。

申請者簽署：

李流又



申請者名稱：

和興物業管理有限公司

聯絡人姓名：

洪勝業

通訊地址：



電話號碼：

傳真號碼：

日期：

2023年10月3日

連附件

## **Appendix B**

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### **Approved Run-in/out Proposal and Approval Letter for Compliance with Approval Condition of the Last Application**

# 規 劃 署

屯門及元朗西規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署 14 樓



**By Post and Fax** [REDACTED]  
**Planning Department**

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.  
Hong Kong

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-TT/581  
電話號碼 Tel. No. : 2158 6201  
傳真機號碼 Fax No. : 2489 9711

21 February 2024

Top Bright Consultants Limited

[REDACTED]  
(Attn.: Adam CHOW)

Dear Sir,

## **Compliance with Approval Condition (a) Planning Application No. A/YL-TT/581**

I refer to your submission dated 14.2.2024 for compliance with the captioned approval condition (a) on the submission of a run-in/out proposal. The Highways Department (HyD) has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **APPENDIX**.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. CHENG Wun-chee (Tel: 2762 3947) of HyD or the undersigned.

Yours faithfully,

  
(Bosco YUNG)

for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.  
CHE/NTW, HyD (Attn.: Mr. CHENG Wun-chee)

Internal  
CTP/TPB (2)

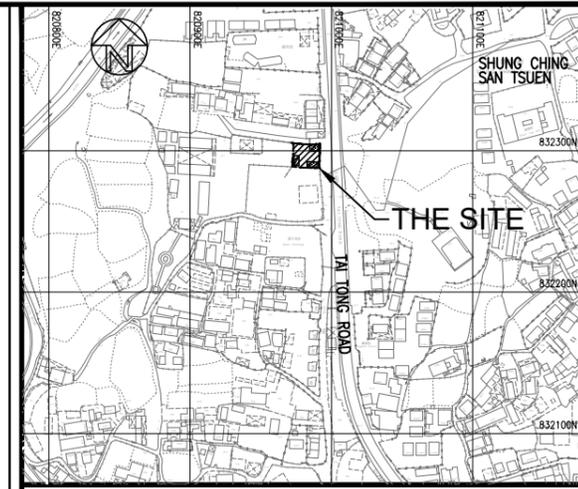
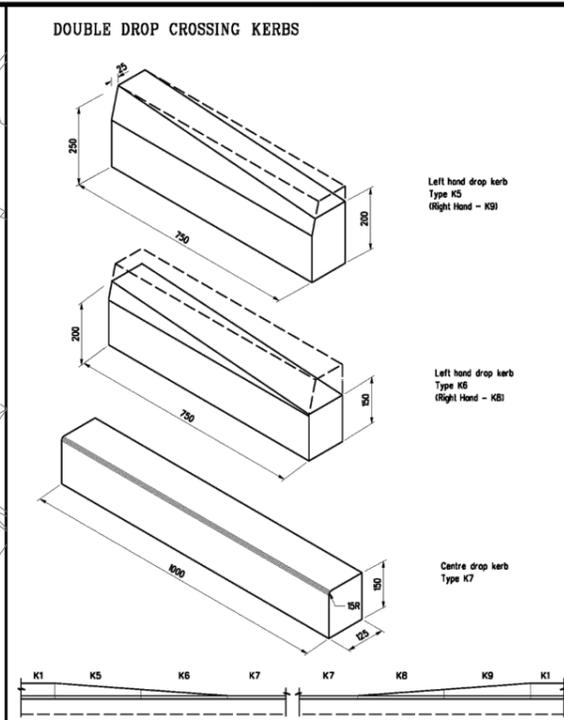
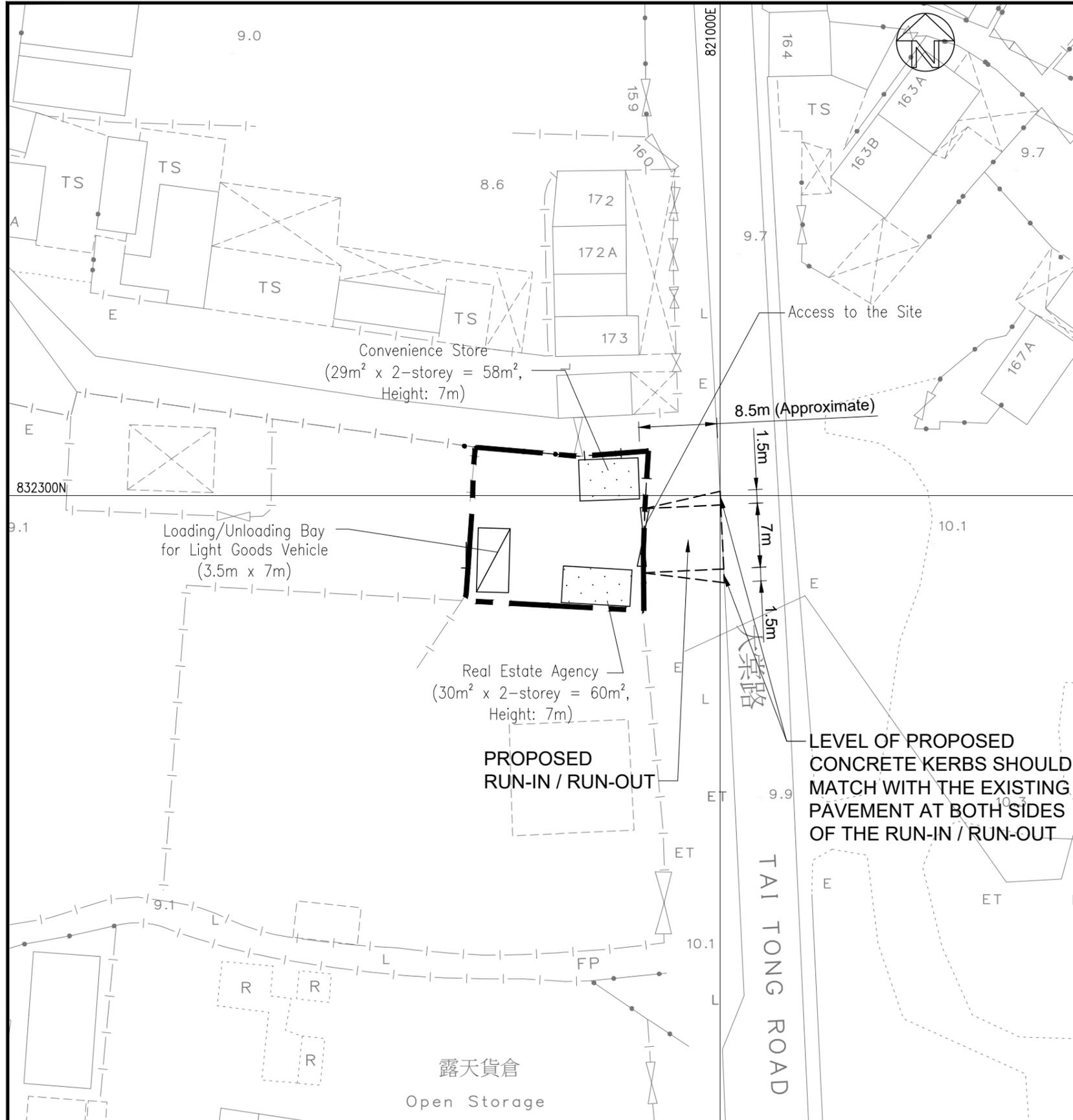
ET/BY/by

## APPENDIX

### Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD)

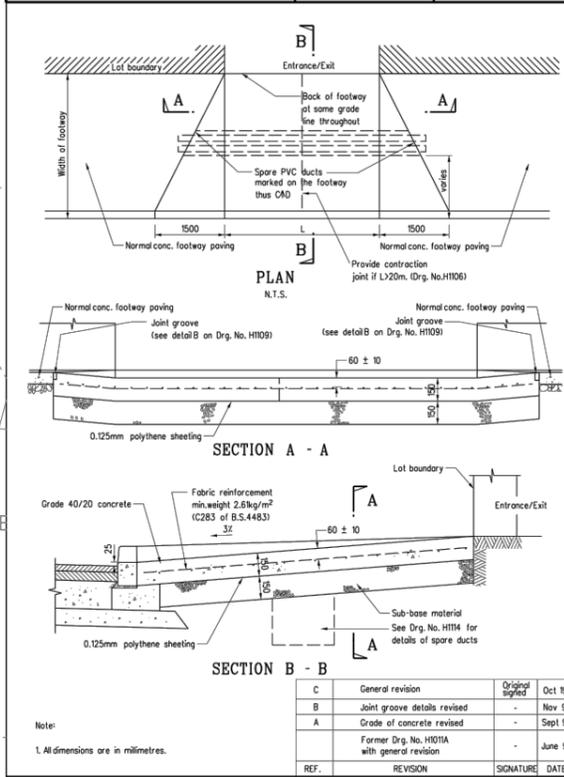
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- i) The run-in/out should follow HyD Standard Drawing H1113 and H1114.
- ii) Cross-road ducts should follow HyD Standard Drawing H1114 with "C↑D" marks engraved on both sides of run-in/out indicating the alignment of cross-road ducts.
- iii) The applicant should provide photos of hidden works (e.g. depth and number of cross-road ducts, concrete surround, etc.) for arranging handing over inspection with HyD.
- iv) The applicant should provide records of construction materials (e.g. grade of concrete used, etc.) for arranging handing over inspection with HyD.
- v) Defects should be rectified at the applicant's expenses to the standards and satisfactions of HyD before handing over.

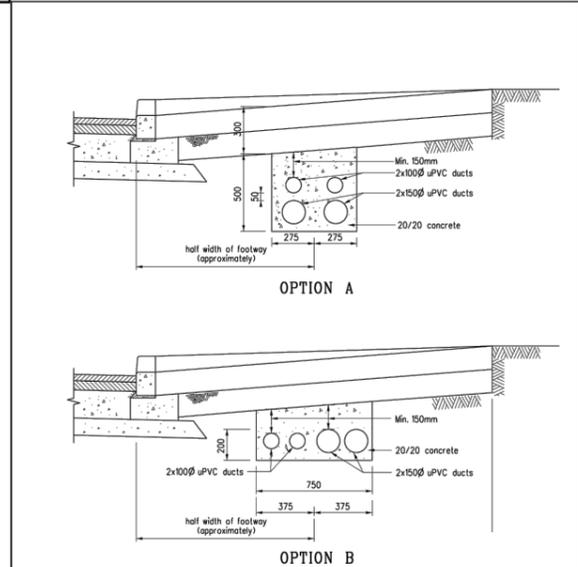


LOCATION PLAN 1:5000

Former Drg. No. H1015/2 with general revision	June 94
REF. REVISION SIGNATURE DATE	
<b>HIGHWAYS DEPARTMENT</b>	
REFERENCE	DRAWING No. CAD
SCALE N.T.S.	H 1119



<b>TYPICAL DETAILS OF RUN-IN (SHEET 1 OF 2)</b>	
<b>HIGHWAYS DEPARTMENT</b>	
REFERENCE	DRAWING No. CAD
SCALE N.T.S.	H 1113C



Notes:

- 100 diameter ducts are provided for cables of ATC or CCTV. 150 diameter ducts are provided for power cables.
- The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
- Position of both ends of the duct bore to be marked on footway thus CAD.

B	General revision	Original signed	Oct 19
A	Concrete cover revised		Sep 96
	Former Drg. No. H1011A with general revision		Jun 94
REF. REVISION SIGNATURE DATE			

<b>TYPICAL DETAILS OF RUN-IN (SHEET 2 OF 2)</b>	
<b>HIGHWAYS DEPARTMENT</b>	
REFERENCE	DRAWING No. CAD
SCALE N.T.S.	H 1114B

**LEGEND:**

- APPLICATION SITE
- LOADING / UNLOADING SPACE

**PROJECT**  
 PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS AT LOTS 4918 S.B RP (PART) AND 4918 RP (PART) IN D.D. 116 AND ADJOINING GOVERNMENT LAND, TAI TONG ROAD, YUEN LONG, N.T.

**TITLE**  
 PROPOSED RUN-IN / RUN-OUT

**SCALE**  
 1:500 OR AS SHOWN - A3

**DRAWING No.**  
 HT23097/RD01

**何田顧問工程師有限公司**  
**HO TIN & ASSOCIATES**  
 CONSULTING ENGINEERS LIMITED



**HIGHWAYS DEPARTMENT**

**NEW TERRITORIES REGION**

2nd floor Ho Man Tin Government Offices,  
88, Chung Hau Street, Ho Man Tin, Kowloon.  
Web Site : <http://www.hyd.gov.hk>

By Fax and Post



路政署

新界區

九龍何文田忠孝街 88 號  
何文田政府合署二樓  
網址 : <http://www.hyd.gov.hk>

[1G5AH]

本署檔號 Our Ref.: (1G5AG) in HyD NT/13-8/1/28-YL  
來函檔號 Your Ref.: 22/791/L16  
電話 Tel. No.: 3526 0517  
圖文傳真 Fax No.: 2714 5228

14 April 2025

Top Bright Consultants Limited



(Attn.: Mr. LO Ming Kong)

Dear Sir,

**Submission of Photo Record of Defect Rectification for Proposed Temporary Shop and Services (Convenience Store and Real Estate Agency) for a Period of Three Years in “Residential (Group D)” (“R(D)”) zone at Lots 4918 S.B RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories (TPB Application No. A/YL-TT/581)**

**Submission of As-built Records**

I refer to your letter dated 9 April 2025. Please be advised that we have no further comment on the defect rectification works.

2. You are reminded to submit the following as-built records:-

- (a) A RR3 form detailing your project information and as-built information (refer to **Annex A**);
- (b) As-constructed drawings list (hard copy and electronic file in MS excel format);
- (c) As-constructed drawings (electric files in DGN and PDF formats stored in CD).

3. A maintenance period of **one year** would be started from 10 March 2025 (i.e. the final checking date on the last defect rectified). Please be reminded to arrange another inspection with us by the end of the maintenance period to examine the road conditions and determine if any more follow-up actions shall be required.

Yours faithfully,

(LO Pui U)

for Chief Highway Engineer/NT West  
Highways Department

/2...



ISO 9001 : 2015  
Certificate No.: CC 1881



ISO 14001 : 2015  
Certificate No.: CC 2634

**c.c.**

AC for T/NT, TD

Fax: 2381 3799

**Internal** ME/YL(E), MSIOW/YL, SIO1/NTW, DAIOW/G(5)  
Cc to file HyD NT/13-8/1/28-CB

Encl.

## **Appendix C**

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### **Approved Drainage Proposal and Approval Letter for Compliance with Approval Condition of the Last Application**

## 規 劃 署

屯門及元朗西規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署 14 樓



**By Post and Fax** [REDACTED]  
**Planning Department**

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.  
Hong Kong

來函檔號 Your Reference 22/791/L05  
本署檔號 Our Reference ( ) in TPB/A/YL-TT/581  
電話號碼 Tel. No.: 2158 6298  
傳真機號碼 Fax No.: 2489 9711

21 November 2023

Top Bright Consultants Limited



(Attn.: Adam CHOW)

Dear Sir,

**Compliance with Approval Condition (c)**  
**Planning Application No. A/YL-TT/581**

I refer to your submission dated 24.5.2023 for compliance with the captioned approval condition (c) on the submission of a drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **APPENDIX**.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. CHAU Nai-yin (Tel: 2733 7781) of FSD.

Yours faithfully,

( Ophelia WONG )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.  
CE/MN, DSD (Attn.: Mr. Jeff TSE)

Internal  
CTP/TPB (2)  
OW/BY/by

## APPENDIX

### Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

- i) The applicant should implement the drainage facilities on site in accordance with the agreed drainage proposal.
- ii) The applicant is required to rectify the drainage system if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by a failure of the drainage system.
- iii) The proposed development would neither obstruct overland flow nor adversely affected any existing natural streams, village drains, ditches and the adjacent areas. Besides the existing gate at the entrance, adequate opening should be also provided at walls or hoarding are erected or laid along the site boundary to intercept the existing overland flow passing through the site.
- iv) The applicant should consult DLO/YL and seek consent from relevant lot owners for any works to be carried out outside his lot boundary before commencement of the drainage works.
- v) The existing 300 u-channel, to which the applicant proposed to discharge the storm water from the subject site was not maintained by this office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works.

Drainage Proposal

for Planning Application No. A/YL-TT/581

for Proposed Temporary Shop and Services (Convenience Store and  
Real Estate Agency) for a Period of 3 Years

at Lots 4918 S.B RP(Part) and 4918 RP(Part) in D.D. 116 and  
Adjoining Government Land (GL), Tai Tong Road, Yuen Long,  
New Territories

(HT23033)

May 2023

**Planning Consultant: Top Bright Consultants Limited**

**Drainage Consultant:**

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何田顧問工程師有限公司  
**HO TIN & ASSOCIATES**  
CONSULTING ENGINEERS LIMITED

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## **1. Background**

1.1 In compliance with the approval condition (c) of the Planning Application No. A/YL-TT/581 for a Proposed Temporary Shop and Services (Convenience Store and Real Estate Agency) for a period of 3 years in “Residential (Group D)” (“R(D)”) Zone in Tai Tong Road, Yuen Long, New Territories, Messrs. Ho Tin & Associates Consulting Engineers Limited was appointed to prepare a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

## **2. Approach to Prepare this Proposal**

2.1 This Drainage Proposal finds out the existing stormwater drains, streamcourses and pipes, etc. within or in the vicinity of the subject site and ensures no disturbance on these streams and drains by obstructing them or making them smaller. Besides, a drainage network with proper discharge point will be proposed to collect and convey surface runoff on the subject site to a proper discharge point. It will also ensure the flow from the subject site will not overload the existing drainage system.

2.2 This Drainage Proposal is prepared in line with the “Technical Note to prepare a Drainage Submission (relating to application for temporary change of land use such as temporary storage areas, car parks, workshops, small factories, etc. under S.16 of the Town Planning Ordinance)” issued by Drainage Services Department in November 2001.

## **3. The Subject Site and Development**

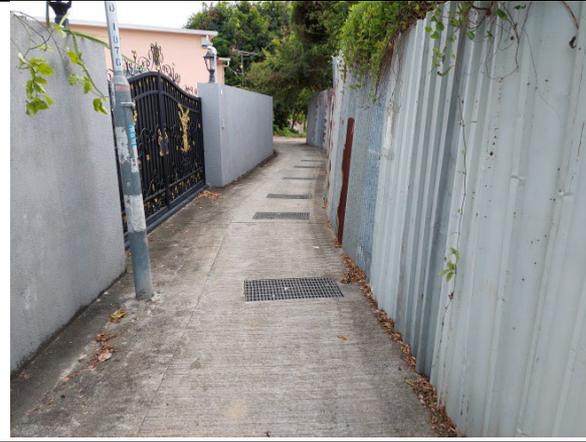
3.1 The subject site comprises of Lots 4918 S.B RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories. It is located on the west side of Tai Tong Road with a total site area of about 319m<sup>2</sup>. It falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/18. A Site Location Plan is shown in **Drawing No. HT23033/DD/01**.

3.2 The proposed development consists of proposed temporary shop and services (convenience store and real estate agency) for a period of three years.

#### **4. Existing Drainage Conditions of the Site**

- 4.1 The subject site is now vacant and completely paved with concrete and fenced off. It is bounded by existing developments with open channels on the southern, western and northern sides. Surface runoff would only run across the boundary into the subject site from the nearest side footpath of Tai Tong Road to its east. There is a gap at the bottom of the existing gate of the subject site abutting on the footpath of Tai Tong Road such that surface runoff from the east toward the subject site would not be obstructed at anytime.
- 4.2 The subject site is now served by 225mm U-channels at 1 in 200 gradient along the southern, western and northern site boundary. The three existing peripheral channels collect surface runoff of the subject site including those flow into the subject site from the footpath of Tai Tong Road. The existing drainage system of the subject site is shown in **Drawing No. HT23033/DD/02**.
- 4.3 The existing drainage system of the subject site discharges its flow into the existing 300mm U-channels with a gradient not less than 1 in 140 of the adjacent development to its south. The subject adjacent development is also owned and managed by the same applicant of this Planning Application No. A/YL-TT/581. The 300mm U-channels of the subject adjacent development discharge via a terminal catchpit with desilting facility into an existing 750 U-channel which runs toward the southwest direction into a watercourse. The drainage route of the subject site is shown in **Drawing No. HT23033/DD/03**.
- 4.4 Current conditions of the existing drainage of the subject site and at its vicinity are shown in the following photos (photo taking locations are shown on **Drawing Nos. HT23033/DD/02** and **HT23033/DD/03**):

	
<p>Plate 1 – View of the entrance of the subject site from footpath of Tai Tong Road to the east</p>	<p>Plate 2 – Existing 225UC along the southern site boundary of the subject site</p>
	
<p>Plate 3 – Existing 225UC along the northern site boundary of the subject site</p>	<p>Plate 4 – Existing 225UC along the western site boundary of the subject site</p>
	<p>[NOT USED]</p>
<p>Plate 5 – Existing 300UC receiving discharge from the subject site and conveying to an existing 750UC (maintained by DO(YL)) at the further downstream</p>	<p>Plate 6 – Not used</p>

	<p>[NOT USED]</p>
<p>Plate 7 – Existing terminal catchpit with desilting facility discharges to an existing 750UC (maintained by DO(YL))</p>	<p>Plate 8 – Not used</p>
	
<p>Plate 9 – Existing 750mm U channel receiving discharges from the subject site and running southwestward</p>	<p>Plate 10 – Existing 750mm U channel receiving discharges from the subject site and running southwestward</p>
	
<p>Plate 11 – Existing 750mm U channel receiving discharges from the subject site and running southwestward toward an existing watercourse</p>	<p>Plate 12 – Outfall of the existing 750mm U channel which receives discharges from the subject site at an existing watercourse</p>

- 4.5 Conditions of the existing channels are acceptable. Surface runoff of the subject site has been and is still properly intercepted by the existing channels and conveyed to the existing channels of its adjacent development for further discharging to an existing 750mm U-channel.
- 4.6 The existing 750mm U-channel into which would eventually receive surface runoff of the subject site is maintained by District Office/Yuen Long (DO/YL). DO/YL has confirmed no objection to the drainage connection to the concerned existing 750mm U-channel. A copy of the email of DO/YL dated 7 February 2022 is enclosed in the **Annex A** in this report for reference.

## 5. Proposed Drainage Works

- 5.1 The subject site is currently paved and properly served by 225mm U-channels along three sides with gradient of 1 in 200. The existing channels of the subject site are considered to be adequate (with the total catchment area =  $319 + 145\text{m}^2 = 464\text{m}^2 < 500\text{m}^2$ ) with respect to the “Technical Note to prepare a Drainage Submission (relating to application for temporary change of land use such as temporary storage areas, car parks, workshops, small factories, etc. under S.16 of the Town Planning Ordinance)” issued by Drainage Services Department. The existing site levels and conditions would be unchanged and the existing channels would be undisturbed. There would have no change in the drainage conditions of the subject area. It is therefore considered that the subject development would not impose any additional adverse drainage effect upon its vicinity and downstream areas.
- 5.2 The total catchment area of the existing 300mm U-channels with gradient of 1 in 140 at the downstream receiving the flow from the subject site is about 1781 (= 200 + 350 + 280 + 49 + 154 + 373 + 112 + 263, refer to **Drawing No. HT23033/DD/04**) +  $464\text{m}^2 = 2,245\text{m}^2 (< 2,400\text{m}^2)$ . Capacity of the required (with reference to the DSD’s “Technical Note”) and existing channels are assessed by Manning Equation (i.e. Design Mean Velocity =  $R^{1/6}/n(RS_f)^{1/2}$ , where  $n = 0.013$  for good concrete surface) in the following:

U-channel size (mm)	Gradient (1 in)	A (m <sup>2</sup> )	P (m)	R (m)	Velocity (m/s)	Flow Capacity (m <sup>3</sup> /s)
375 <sup>#</sup> [for catchment area ≤ 2,400m <sup>2</sup> ]	200	0.2474108	1.6140486	0.1532858	1.56	0.39
300 <sup>##</sup>	140	0.2367715	1.814096	0.1305176	1.67	0.40

Remark: <sup>#</sup> size required under the DSD's "Technical Note"

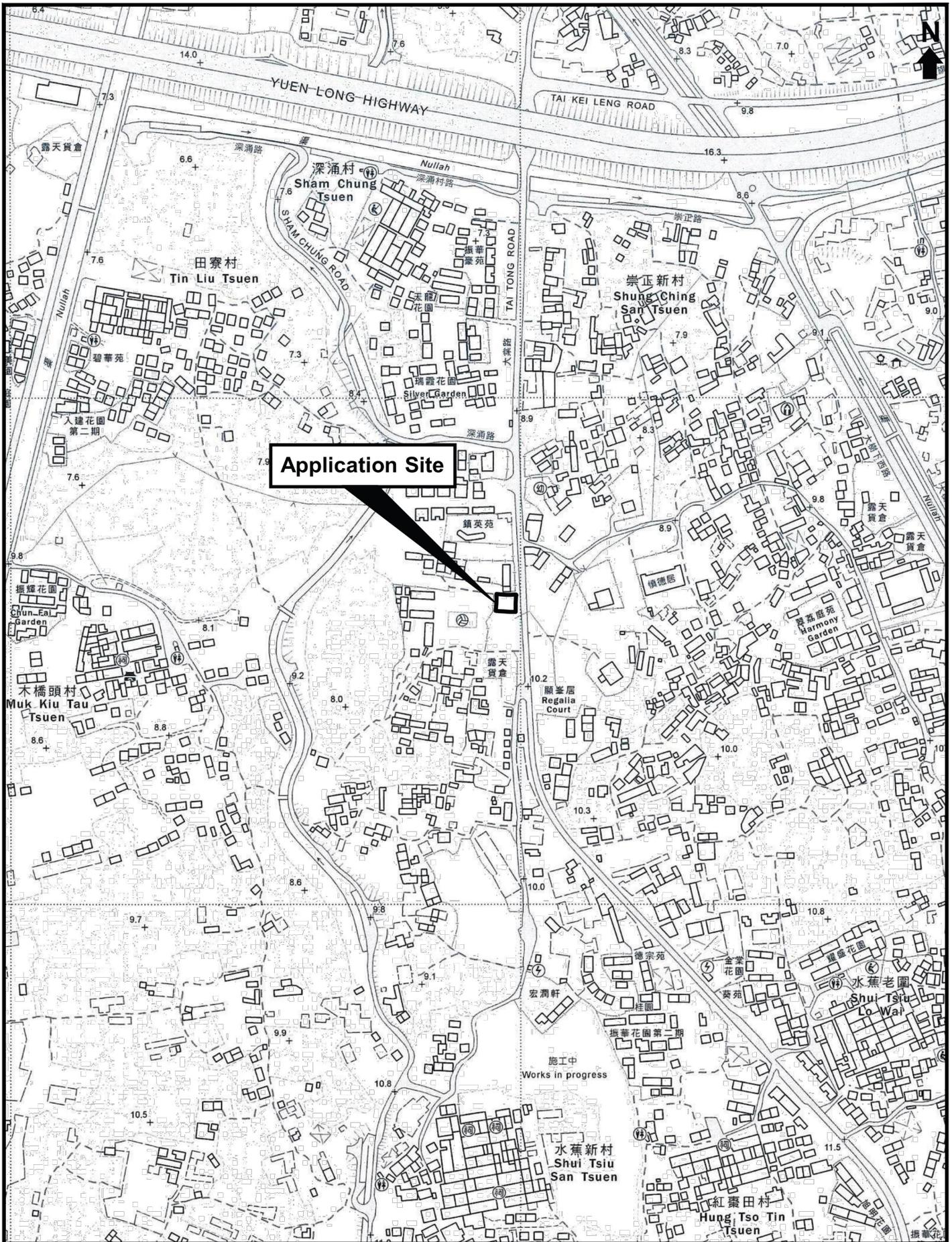
<sup>##</sup> actual size provided

5.3 With respect to the assessment done in the above paragraphs 5.1 and 5.2, it indicates that the existing channels are capable and adequate to carry the surface runoff.

## 6. Conclusion and Recommendations

- 6.1 The subject development will be for temporary use for a period of three years. At present, it is served by 225mm U-channels with gradient of 1 in 200. Surface runoff collected from the subject site is discharged into the existing 300mm U-channels of the adjacent existing development which is also owned and managed by the same applicant of the Planning Application No. A/YL-TT/581, and eventually into an existing 750mm U-channel to the southwest. The 750mm U-channel discharges into an existing watercourse to the further southwest.
- 6.2 The existing 225mm and 300mm U-channels are capable to receive and collect the surface runoff of the subject site and the adjacent areas. The existing 750mm U-channel is maintained by DO/YL who has confirmed no objection to the drainage connection.
- 6.3 Due to existence of channels within the adjacent existing developments, there would be no surface runoff running across the subject site boundary from the southern, western and northern sides. Surface runoff from the east, i.e. from the footpath of Tai Tong Road, can flow into the subject site via the gap at the bottom of the gate, and would be collected by the existing peripheral channels within the subject site.

- 6.4 No overland flow would be obstructed. The collected surface runoff of the subject site will be properly discharged to the existing DO/YL's channel. No existing natural streams, village drains, ditches and the adjacent areas, etc. would be adversely affected.
- 6.5 The subject development would not alter the existing drainage conditions and pattern of the area, and the existing channels of the subject site would properly collect and convey surface runoff of the subject site to the downstream. Therefore, in conclusion, the subject development would not cause any adverse drainage impact upon the area.



**PROJECT**

Lots 4918S.B RP(Part) and 4918RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, N.T.

**何田顧問工程師有限公司**  
**HO TIN & ASSOCIATES**  
**CONSULTING ENGINEERS LIMITED**

**TITLE**

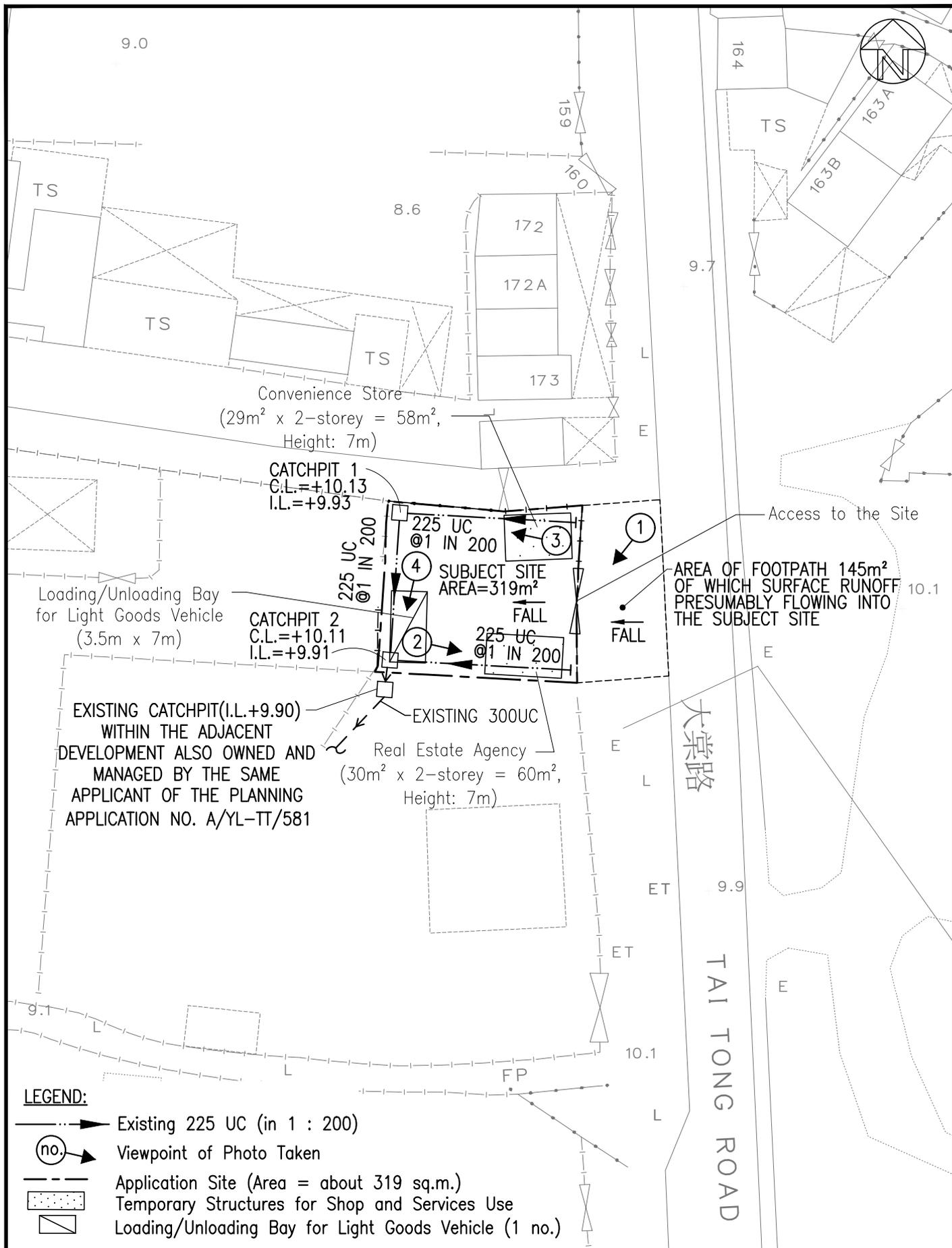
**SITE LOCATION PLAN**

**SCALE**

1 : 5000(A4)

**FIGURE No.**

HT23033/DD/01



**LEGEND:**

- Existing 225 UC (in 1 : 200)
- Viewpoint of Photo Taken
- Application Site (Area = about 319 sq.m.)
- Temporary Structures for Shop and Services Use
- Loading/Unloading Bay for Light Goods Vehicle (1 no.)

**PROJECT**

Lots 4918S.B RP(Part) and 4918RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, N.T.

**何田顧問工程師有限公司**  
**HO TIN & ASSOCIATES**  
 CONSULTING ENGINEERS LIMITED

**TITLE**

EXISTING DRAINAGE LAYOUT OF THE SUBJECT SITE

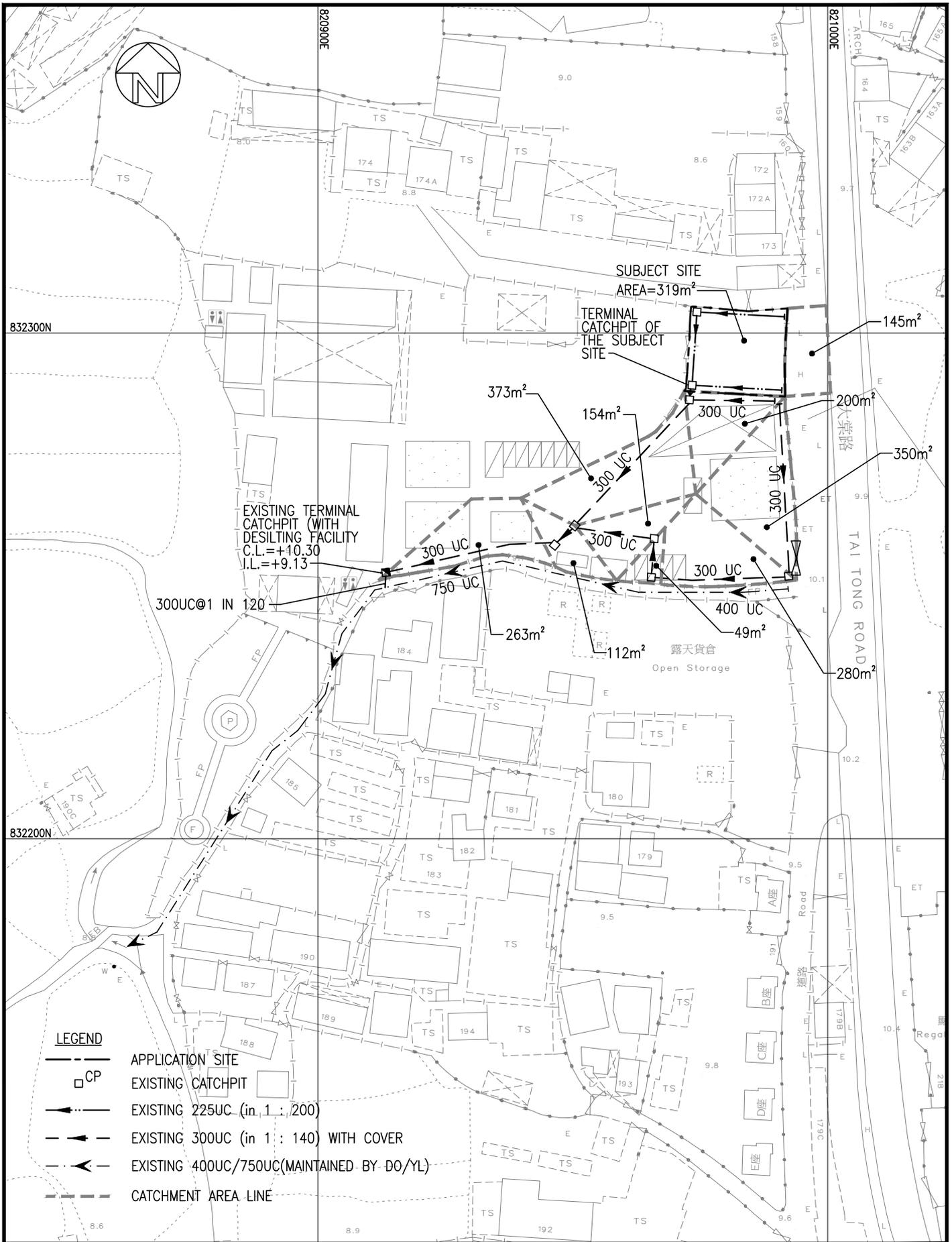
**SCALE**

1 : 500(A4)

**FIGURE No.**

HT23033/DD/02





**LEGEND**

- APPLICATION SITE
- EXISTING CATCHPIT
- EXISTING 225UC (in 1 : 200)
- EXISTING 300UC (in 1 : 140) WITH COVER
- EXISTING 400UC/750UC(MAINTAINED BY DO/YL)
- CATCHMENT AREA LINE

PROJECT  
 Lots 4918S.B RP(Part) and 4918RP(Part) in DD116 and Adjoining Government Land,  
 Tai Tong Road, Yuen Long, N.T.

**何田顧問工程師有限公司**  
**HO TIN & ASSOCIATES**  
 CONSULTING ENGINEERS LIMITED

TITLE  
 CATCHMENT AREA OF THE EXISTING 300mm UC

SCALE  
 1 : 1000(A4)

FIGURE No.  
 HT23033/DD/04

**Annex A - A copy of the email of DO/YL dated 7 February 2022**

---

寄件者: prudence\_kc\_ho@had.gov.hk  
寄件日期: Monday, February 7, 2022 6:39 PM  
收件者: [REDACTED]  
副本: kam\_cheong\_wong@had.gov.hk  
主旨: Re: FW: Adjoining Government Land (GL), Tai Tong Road, Yuen Long, N.T.

Dear Lee,

I refer to your preceding email and our telephone conversation this afternoon. Please be informed that the concerned channels as shown on Plate 8 to Plate 11 are maintained by Yuen Long District Office. This office has no comment to the proposed connection provided that the proposed works would not cause any adverse drainage impacts to the surrounding areas from maintenance point of view.

Regards,  
Prudence HO  
for District Officer (Yuen Long)

From: [REDACTED]  
To: <prudence\_kc\_ho@had.gov.hk>  
Date: 26/01/2022 10:39  
Subject: FW: Adjoining Government Land (GL), Tai Tong Road, Yuen Long, N.T.

---

Dear Ms. Ho,

As spoken minutes ago, attached please find a copy of our latest submission to your department. Grateful if you would advise us whom of your department should we approach for further liaison.

Thank you very much for your kind assistance. Should you have any questions, please feel free to contact the undersigned on direct phone line [REDACTED]

Regards,

K. C. LEE

HO TIN & ASSOCIATES  
CONSULTING ENGINEERS LIMITED  
[REDACTED]

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The information contained in this e-mail is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorized use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. Ho Tin & Associates Consulting Engineers Limited does not accept responsibility for the content of any e-mail transmitted by its staff for any reason other than bona fide business purposes. Any information that is not transmitted via secure tamper-proof technology should not be relied upon, unless advised or agreed otherwise in writing by an authorized representative of Ho Tin & Associates Consulting Engineers Limited.

---

**規 劃 署**

屯門及元朗西規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署 14 樓

**By Post and Fax****Planning Department**

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.  
Hong Kong

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/YL-TT/581  
電話號碼 Tel. No. : 2158 6286  
傳真機號碼 Fax No. : 2489 9711

13 September 2024

Top Bright Consultants Limited

(Attn.: Adam CHOW)

Dear Sir/Madam,

**Compliance with Approval Condition (d)**  
**Planning Application No. A/YL-TT/581**

I refer to your submission dated 12.3.2024 for compliance with the captioned approval condition (d) on the implementation of the drainage proposal. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **APPENDIX**.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of DSD.

Yours faithfully,

(Ms. Eva TAM)  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

C.C.  
CE/MN of DSD (Attn.: Mr. Jeff TSE)

Internal  
CTP/TPB (2)  
ET/BY/by

**APPENDIX**

Comments of the Chief Engineer/Mainland North of Drainage Services Department  
(CE/MN of DSD)

---

The applicant is reminded to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.

## **Appendix D**

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**Approved Fire Service Installations Proposal and Approval Letter for  
Compliance with Approval Condition of the Last Application**

# 規 劃 署

屯門及元朗西規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署 14 樓



**By Post and Fax**  
**Planning Department**

Tuen Mun and Yuen Long West  
District Planning Office  
14/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin, N.T.  
Hong Kong

來函檔號 Your Reference 22/791/L05  
本署檔號 Our Reference ( ) in TPB/A/YL-TT/581  
電話號碼 Tel. No.: 2158 6298  
傳真機號碼 Fax No.: 2489 9711

13 July 2023

Top Bright Consultants Limited



(Attn.: Adam CHOW)

Dear Sir,

### **Compliance with Approval Condition (f)** **Planning Application No. A/YL-TT/581**

I refer to your submission dated 7.7.2023 for compliance with the captioned approval condition (f) on the submission of a Fire Service Installations (FSIs) proposal. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **APPENDIX**.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. CHAU Nai-yin (Tel: 2733 7781) of FSD.

Yours faithfully,

( Ophelia WONG )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

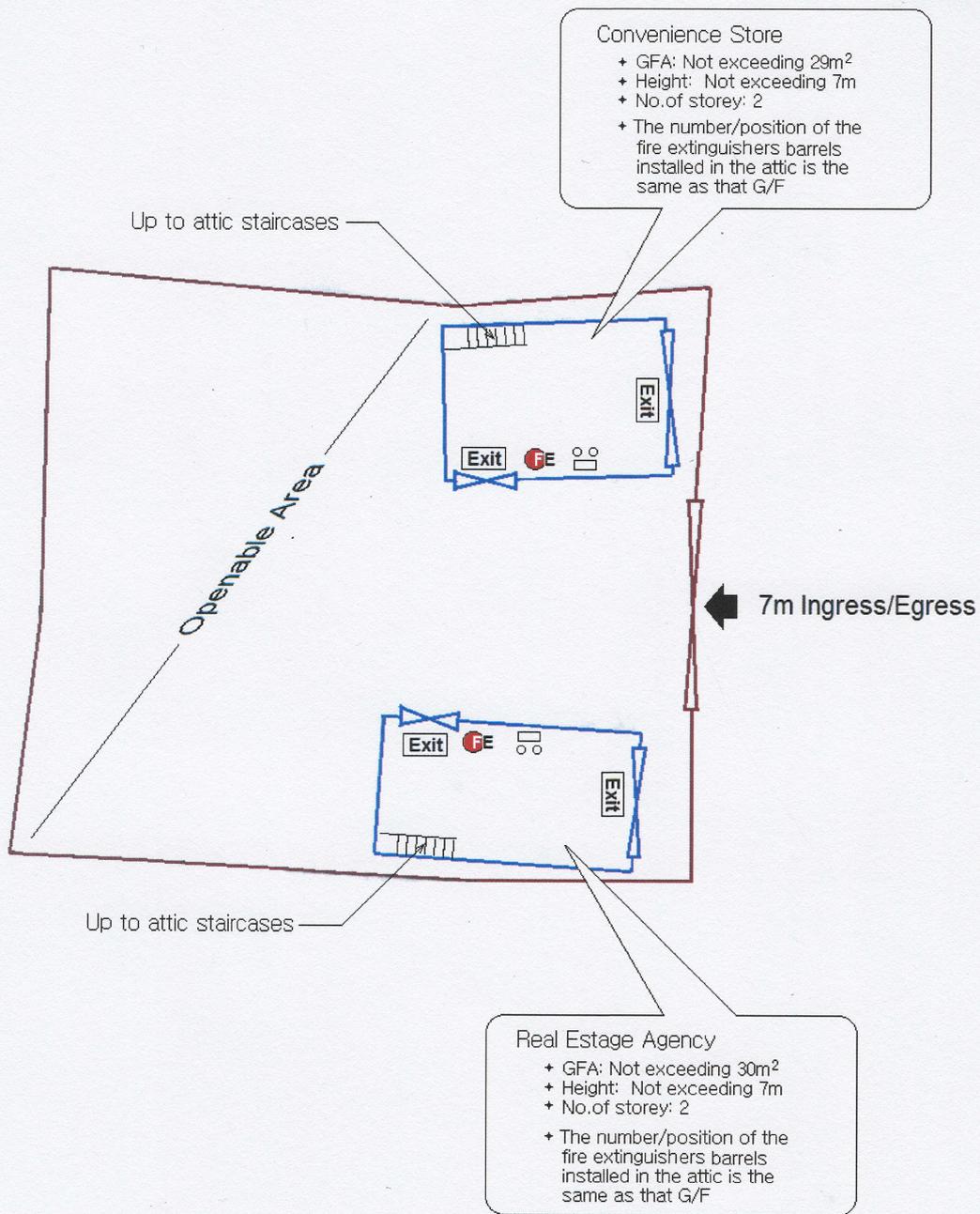
c.c.  
D of FS (Attn.: Mr. WONG Ho-yin)

Internal  
CTP/TPB (2)  
OW/DN/dn

**APPENDIX****Comments of the Director of Fire Services (D of FS)**

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The applicant is advised that the installation /maintenance/ modification/ repair work of FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.



Legend :

-  5.0Kg Co2 Gas type Fire Extinguisher     
  Exit Sign     
  Emergency Lighting

F.S. Note :

- 1/ Sufficient Emergency lighting shall be provided throughout the entire building/Structure in accordance AS BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021
- 2/ Sufficient directional and Exit sign shall be provided in accordance with BS 5266 part 1 and FSD Circular Letter 5/2008
- 3/ Portable hand-operate approved appliance shall be provided as required by occupancy.

Application Address :

Lots 4918 S.B RP(Part), 4018 RP(Part) and Adjoining Government Land in D.D 116 Tai Tong Road, Yuen Long, N.T.

Drawing Title : F.S.I. layout Plan	Drawing No. YT-1505m23/FS	Scale 1:200	Drawing by : K W Lee	Date : 2 July 2023
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## **Appendix E**

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### **Supporting Letters**



# 十八鄉區居民協會

SHAP PAT HEUNG DISTRICT RESIDENT ASSOCIATION

地址：新界元朗僑興路大棠村 115 號 D

SPH/2025/1705

香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會

敬啟者：

## 支持於元朗大棠路設立便利店及地產代理

本會近日得悉有規劃申請將於元朗大棠路開設便利店及地產代理，現特修函 貴會表示支持及絕對贊同。

近年入住元朗大棠路周邊村落及新屋苑住戶人數大增，生活上衣食住行均有需求，而大棠路沿路多為住宅，商業服務不算多，所述的便利店及地產代理更聊聊可數，如能成功開設實為便民的商業及有助提升鄉郊經濟。

申請地點毗鄰大棠路及大樹下西路，公共交通方便，附近並有深涌村、田寮村、崇正新村、水蕉新村及紅棗田村等多個村落及大型屋苑，適宜設立便利店及地產代理。居民駕車或步行短時間即可到達，便於購買日常生活所需或放盤或租住及泊車等等，毋須長途跋涉到元朗市便可滿足有助節省時間及減輕交通流量。

為此，本會歡迎及支持是項規劃申請，敬希 貴會予以批准及接納。如有查詢，請隨時致電 [REDACTED] 與林小姐聯絡。



梁福元

十八鄉區居民協會主席

二零二五年七月五日

香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會

敬啟者：

### 支持元朗大棠路臨時便利店及地產代理的規劃申請

本村居民十分支持元朗大棠路設立便利店及地產代理，因為此舉可以方便村民購買日用品。在惡劣天氣下，村民仍然可以於短時間內到申請地點購買急需用品，解決燃眉之急。

本村居民多次反映附近缺乏便利店，每次都要乘坐公共交通工具出元朗市區購買日用品，非常不方便。崇正新村越來越多村屋落成，令到問題越發加劇。本人對崇正新村及附近環境十分熟悉，申請項目毗鄰大棠路及崇正新村，地點是一個合適位置作便利店及地產代理，為村民提供所需用品及服務。

本人認為是項申請能惠及本村居民，令社區更加和諧，並不會對週邊環境及交通造成負面影響，百利而無一害，希望城市規劃委員會批准是申請。



崇正新村村代表  
洪勝業



崇正新村村代表  
張英權

日期：2025 年 7 月 4 日

Urgent Return receipt Expand Group Restricted Prevent Copy

**Momo Hei Ching CHOW/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2025年07月23日星期三 18:13  
收件者: tpbpd/PLAND  
副本: Momo Hei Ching CHOW/PLAND; [REDACTED]  
主旨: (A/YL-TT/719) Replacement pages of application form for S16 application  
附件: A\_YL-TT\_719 Form No. S.16-III-page 1-2.pdf  
類別: Internet Email

Dear Sir / Madam,

Please find the attached replacement pages 1 and 2 for the application form no. S16-III for your records.

Best Regards,

Lo Ming Kong  
Top Bright Consultants Ltd.

[REDACTED]  
[REDACTED]

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	
	Date Received 收到日期	

- 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)

Wo Hing Real Estate Management Limited (和興物業管理有限公司)

### 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)

Top Bright Consultants Limited (才鴻顧問有限公司)

### 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)	Lots 4918 S.B RP(Part) and 4918 RP(Part) in DD116 and Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories
(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 ..... 319 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 118 ..... 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)	..... 105 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

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**From:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Sent:** Friday, August 15, 2025 12:26 PM  
**To:** tmylwdpo\_pd/PLAND <tmylwdpo@pland.gov.hk>  
**Cc:** Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>  
**Subject:** Fw: Further Information - Application No. A/YL-TT/719



TPB\_L02 Further Information.pdf  
177 KB

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**From:** [REDACTED]  
**Sent:** Friday, August 15, 2025 12:25 PM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Cc:** Momo Hei Ching CHOW/PLAND <[mhcchow@pland.gov.hk](mailto:mhcchow@pland.gov.hk)>; [REDACTED]  
**Subject:** Further Information - Application No. A/YL-TT/719

Dear Sir/Madam,

Regarding the captioned application, we would like to clarify that no medium/heavy goods vehicles, including container tractors/trailers will be allowed to access the Application Site.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED]

Best Regards,

Lo Ming Kong  
Top Bright Consultants Ltd.  
[REDACTED]



才鴻顧問有限公司  
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 25/863/L02

Your Ref.: A/YL-TT/719

August 15, 2025

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

**By Email**

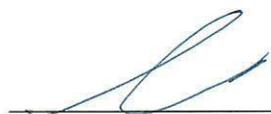
Dear Sir/Madam,

**Proposed Temporary Shop and Services (Convenience Store and Real Estate Agency)  
for a Period of Three Years in “Residential (Group D)” (“R(D)”) zone  
at Lots 4918 S.B RP(Part) and 4918 RP(Part) in DD116 and  
Adjoining Government Land, Tai Tong Road, Yuen Long, New Territories  
(Application No. A/YL-TT/719)**

Regarding the captioned application, we would like to clarify that no medium/ heavy goods vehicles, including container tractors/trailers will be allowed to access the Application Site.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,  
For and on behalf of  
Top Bright Consultants Ltd.

  
\_\_\_\_\_  
Lo Ming Kong

Encl.

c.c. Wo Hing Real Estate Management Limited (the Applicant)

[REDACTED]

**Previous Applications Covering the Application Site**

**Approved Applications**

	<b>Application No.</b>	<b>Development(s) / Proposed Use(s)</b>	<b>Date of Consideration (RNTPC)</b>
1	A/YL-TT/126	Extension of School Building	15.3.2002 [lapsed on 15.3.2005]
2	A/YL-TT/581	Temporary Shop and Services for a Period of 3 Years	3.2.2023 [revoked on 3.11.2024]

**Rejected Application**

	<b>Application No.</b>	<b>Development(s) / Proposed Use(s)</b>	<b>Date of Consideration (RNTPC)</b>	<b>Rejection Reason(s)</b>
1	A/YL-TT/238	Temporary Recyclable Collection Centre (Including Plastic Goods, Paper and Metal) for a Period of 3 Years	13.3.2009	(1), (2), (3), (4)

**Rejection Reason(s):**

- (1) Not in line with the planning intention of the “R(D)” zone.
- (2) Not compatible with the surrounding areas.
- (3) Insufficient information to demonstrate no adverse environmental, traffic, drainage and landscape impacts on the surrounding areas.
- (4) Setting an undesirable precedent.

**Similar Applications within the Subject “Residential (Group D)” Zone  
on the Tai Tong Outline Zoning Plan in the Past Five Years**

**Approved Applications**

	<b>Application No.</b>	<b>Development(s) / Proposed Use(s)</b>	<b>Date of Consideration (RNTPC)</b>
1	A/YL-TT/523	Temporary Shop and Services with Ancillary Office for a Period of 3 Years	10.9.2021
2	A/YL-TT/661	Renewal of Planning Approval of Temporary Shop and Services with Ancillary Office for a Period of 3 Years	20.9.2024

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department:

- No adverse comment on the application.
- There is no known development proposal being approved nor under processing at the application site (the Site).
- Advisory comments as detailed in **Appendix IV**.

**2. 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**.

**3. 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**.

**4. Drainage**

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

- No in-principle objection to the application.
- Should the application be approved, conditions should be included to request the applicant to maintain the drainage facilities implemented under Application No. A/YL-TT/581 and to submit records of the existing drainage facilities on Site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

**5. Fire Safety**

Comments of the Director of Fire Services:

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

**6. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

**7. District Officer's Comments**

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

His office has not received any feedback from the locals on the application during the consultation period.

**8. 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) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) 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;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Government Land and Old Schedule Agricultural Lots 4918 S.B RP and 4918 RP both 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) within the Site, the following private lots are covered by Short Term Waiver (STW) and Short Term Tenancy (STT), details of which are listed below:

STW/STT No(s).	Lot Nos./GL in D.D.116	Permitted Use	Permitted built-over-area/ Height	Tenancy Area
STW4730	4918 RP	Temporary shop and services (retail shop for refrigeration equipment) with ancillary office	2 m <sup>2</sup> /4.8 m	N.A.
STTYL0148	GL	Temporary shop and services with ancillary office	N.A.	235 m <sup>2</sup>

- (iii) the STW and STT holder(s) will need to apply to his office for modification of the STW and STT conditions where appropriate and the lot owner(s) shall apply to this office for an STW to permit the structure(s) erected within Lot 4918 S.B RP in D.D.116. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comment of the Commissioner for Transport that:  
  
sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;

- (e) 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; and
  - (ii) if the proposed run-in/out on Tai Tong Road is approved by Transport Department, the applicant should ensure it is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set as appropriate to match with the existing pavements;
- (f) to note the comment of the Director of Environmental Protection that:
- 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;
- (g) to note the comments of the Director of Fire Services that:
- (i) with regard to the submitted fire service installations (FSIs) proposal, for enclosed structure with gross floor area not exceeding 230m<sup>2</sup>, only fire extinguisher and stand-alone fire detector shall be provided;
  - (ii) in relation to (i) above, where two or more stand-alone fire detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected stand-alone fire detectors shall sound an alarm simultaneously;
  - (iii) the stand-alone fire detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”;
  - (iv) emergency lighting, directional and exit signs are considered as self-upgrade and not a mandatory requirement by this Department;
  - (v) if the applicant self-initiates the provision of directional and exit signs, the standards and specification shall be in accordance with “BS 5266-1:2016 and the FSD Circular Letter No. 5/2008”; and
  - (vi) 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
- (h) 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) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs 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;
- (iv) two 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 UBWs under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (v) 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
- (vi) detailed checking under the BO will be carried out at building plan submission stage.

Urgent Return receipt Expand Group Restricted Prevent Copy

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**From:**  
**Sent:** 2025-08-15 星期五 02:44:05  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-TT/719 DD 116 Tai Tong Road

A/YL-TT/719

Lots 4918 S.B RP (Part) and 4918 RP (Part) in D.D. 116 and adjoining Government Land, Tai Tong Road, Tai Tong

Site area: About 319sq.m Includes Government Land of 105sq.m

Zoning: "Resi (Group D)"

Applied use: Convenience Store / RE Agency / 1 Vehicle Parking

Dear TPB Members,

581 Approved 3 Feb 2023 but revoked for failure to fulfil conditions. According to the paper this is because "as the Applicant is still waiting for the approval of the Short Term Waiver (STW) by the Lands Department (LandsD) for the construction of the proposed temporary structures."

So who is to blame for the alarming number of failures to fulfil conditions?

Are operators dragging their feet or is the issue that government depts are taking too long to process documents?

Is a 55 page Planning Statement necessary for a smallish shop?

Members should seek clarification as the current procedure wastes a lot of time and resources.

Mary Mulvihill