

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

This document is received on 2025 -01- 02
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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and
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;及
- (iii) Renewal of permission for temporary use or development in rural areas or Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

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

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

2403070

20.12.2024

By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	AYL/324
	Date Received 收到日期	2025-01-02

- 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)

Market Investment Limited 進市投資有限公司

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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)	Lot 234 RP in D.D. 115, Tung Tau Tsuen, 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 404 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 360 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Yuen Long Outline Zoning Plan No.: S/YL/27
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	Vacant (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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ 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)"[#].
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」[#]。

(b) The applicant 申請人 –

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

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

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

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

<p>(a) Operation involved 涉及工程</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>(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) (請用圖則顯示有關土地/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>(b) Intended use/development 有意進行的用途/發展</p>	

(iii) For Type (iii) application 供第(iii)類申請

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="502 1366 1444 1859"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 6 Years

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 360 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.89 ☒ About 約
- Proposed site coverage 擬議上蓋面積 48 % ☒ About 約
- Proposed no. of blocks 擬議座數 2
- Proposed no. of storeys of each block 每座建築物的擬議層數 2 storeys 層
- ☐ include 包括 storeys of basements 層地庫
- ☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... 7 m 米 ☒ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積 sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1 (G/F) (1/F)	SHOP AND SERVICES, OFFICE AND WASHROOM SHOP AND SERVICES, OFFICE AND WASHROOM	84* m ² (ABOUT)	84 m ² (ABOUT) 72 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2 (G/F) (1/F)	SHOP AND SERVICES, OFFICE AND WASHROOM SHOP AND SERVICES, OFFICE AND WASHROOM	108* m ² (ABOUT)	108 m ² (ABOUT) 96 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		192 m ² (ABOUT)	360 m ² (ABOUT)	

*BREAKDOWN OF COVERED AREA OF STRUCTURE B1 - 72 m² (INTERIOR) + 6 m² (STAIRCASE) + 6 m² (STAIRCASE) = 84 m²

*BREAKDOWN OF COVERED AREA OF STRUCTURE B2 - 96 m² (INTERIOR) + 6 m² (STAIRCASE) + 6 m² (STAIRCASE) = 108 m²

☐ Open space 休憩用地

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1 (G/F) (1/F)	SHOP AND SERVICES, OFFICE AND WASHROOM SHOP AND SERVICES, OFFICE AND WASHROOM	84* m ² (ABOUT)	84 m ² (ABOUT) 72 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2 (G/F) (1/F)	SHOP AND SERVICES, OFFICE AND WASHROOM SHOP AND SERVICES, OFFICE AND WASHROOM	108* m ² (ABOUT)	108 m ² (ABOUT) 96 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		192 m ² (ABOUT)	360 m ² (ABOUT)	

*BREAKDOWN OF COVERED AREA OF STRUCTURE B1 - 72 m² (INTERIOR) + 6 m² (STAIRCASE) + 6 m² (STAIRCASE) = 84 m²

*BREAKDOWN OF COVERED AREA OF STRUCTURE B2 - 96 m² (INTERIOR) + 6 m² (STAIRCASE) + 6 m² (STAIRCASE) = 108 m²

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途
Circulation space

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2025

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8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><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))</p> <p>Accessible from Long Yat Road via a local access</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><input type="checkbox"/></p>																
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>N/A</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <p><input checked="" type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	N/A	Motorcycle Parking Spaces 電單車車位	N/A	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	Others (Please Specify) 其他 (請列明)		_____	_____	_____	_____
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Others (Please Specify) 其他 (請列明)																		
_____	_____																	
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<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <p><input checked="" type="checkbox"/></p>	Taxi Spaces 的士車位	N/A	Coach Spaces 旅遊巴車位	N/A	Light Goods Vehicle Spaces 輕型貨車車位	N/A	Medium Goods Vehicle Spaces 中型貨車車位	N/A	Heavy Goods Vehicle Spaces 重型貨車車位	N/A	Others (Please Specify) 其他 (請列明)		_____	_____	_____	_____
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Others (Please Specify) 其他 (請列明)																		
_____	_____																	
_____	_____																	

9. 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。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																													
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																													
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> 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)	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"/>
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10. Justifications 理由

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

Please refer to the supplementary statement.

11. 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


.....
Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員
專業資格
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他

on behalf of
代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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

Date 日期

10/12/2024

(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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 234 RP in D.D. 115, Tung Tau Tsuen, Yuen Long New Territories* (the Site) for '**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 6 Years**' (Plans 1 to 3).
- 1.2 The Site falls within an area predominated by various villages and residential development (i.e. Tung Tau Tsuen and the Yoho Hub, etc.). With the increase in local residents and workers in the Yuen Long area, the proposed development intends to bring convenience to the surrounding locals. The applicant is the operator of the Site, and all the shops proposed at the Site will be rented out for '*shop and services*' use only.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Village Type Development" ("V") on the Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27 (**Plan 2**). According to the Notes of the OZP, standalone '*shop and services*' is a column 2 use within the "V" zone, which requires permission from the Board. For temporary uses of any land or building expected to be over 5 years, the use must conform to the zoned use or these Notes. As such, the applied use for a period of 6 years requires planning permission from the Board.
- 2.2 Although the Site falls within "V" zone, no Small House application is being processed within the Site by the Lands Department. As the proposed development is intended to serve the nearby locals in the vicinity, approval of the current application is considered in line with planning intention of the "V" zone and would better utilize precious land resources. The building height and form of structures are lower to its surrounding area within the "V" zone (i.e. maximum building of 3 storeys (8.23m)), therefore, it is considered not incompatible with the surrounding environment.
- 2.3 The application site of a similar S.16 application (No. A/YL/301) for '*shop and services*' use is located approximately 150m west of the Site and it was approved by the Board on a temporary basis of 6 years in June 2023. As the proposed development is in similar nature, approval of the current application would not set an undesirable precedent within the "V" zone and is considered in line with the Board's previous decision.

3) Development Proposal

- 3.1 The Site occupies an area of 404m² (about) (**Plan 3**). 2 two-storey structures are proposed at the site for shop and services, office and washrooms with total GFA of 360 m² (about) (**Plan 4**). The operation hours of the proposed development are 08:00 - 22:00 daily, including public holiday. The estimated number of staff working at the Site are 10. It is estimated that the Site would be able to attract not more than 30 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	404 m ² (about)
Covered Area	192 m ² (about)
Uncovered Area	212 m ² (about)
Plot Ratio	0.89 (about)
Site Coverage	48% (about)
Number of Structure	2
Total GFA	360 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	360 m ² (about)
Building Height	7m (about)
No. of Storey	2

- 3.2 The Site is accessible from Long Yat Road via a local access (**Plan 1**). As the Site is in close vicinity to the public transport service (i.e. approximately 30m north of the Yuen Long MTR Station), no parking space is provided at the Site. Staff and visitors are required to access the Site by using public transportation, then walk to the Site. For the logistic arrangement, light goods vehicle will be deployed for delivery of larger items at non-peak hours of the day for approximately 10 mins at the local access on the basis that it will not affect traffic flow. Smaller goods/tools to support the daily operation of the Site will either be transported by trolleys or hand-carried by staff.
- 3.3 The applicant will also follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the EPD and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and

nuisance to the surrounding area. The applicant will implement good practices under ProPECC PN 1/23 for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage and fire services installations proposals will be provided to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 6 Years**'.

R-riches Property Consultants Limited

December 2024

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan

LOCATION OF THE APPLICATION SITE

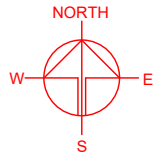
APPLICATION SITE AREA : 404 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM LONG YAT ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM LONG YAT ROAD VIA A LOCAL ACCESS

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS

SITE LOCATION

LOT 234 RP IN D.D. 115, TUNG TAU TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

4.12.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

LEGEND

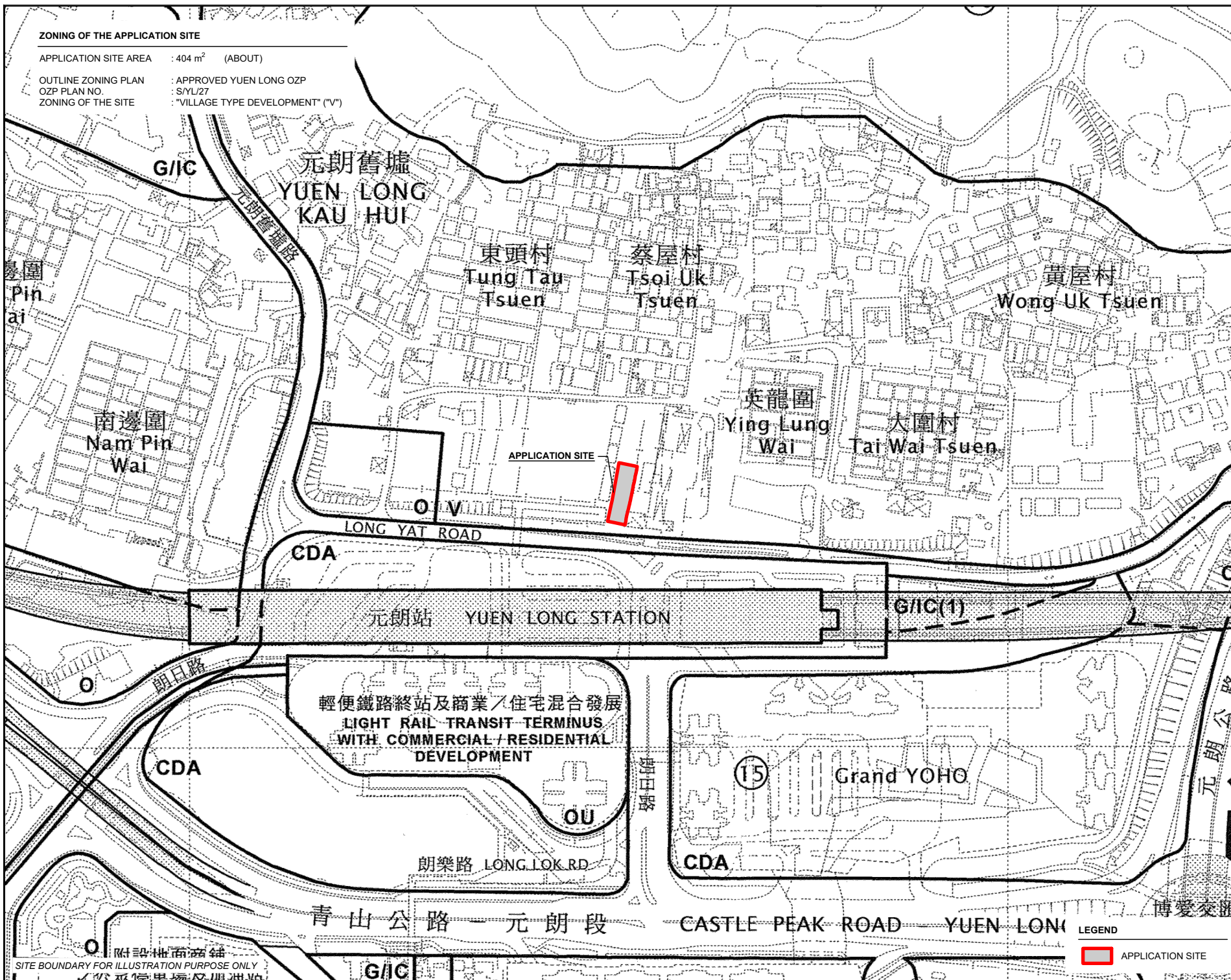
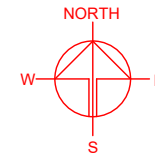


APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 404 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED YUEN LONG OZP
 OZP PLAN NO. : S/YL/27
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS

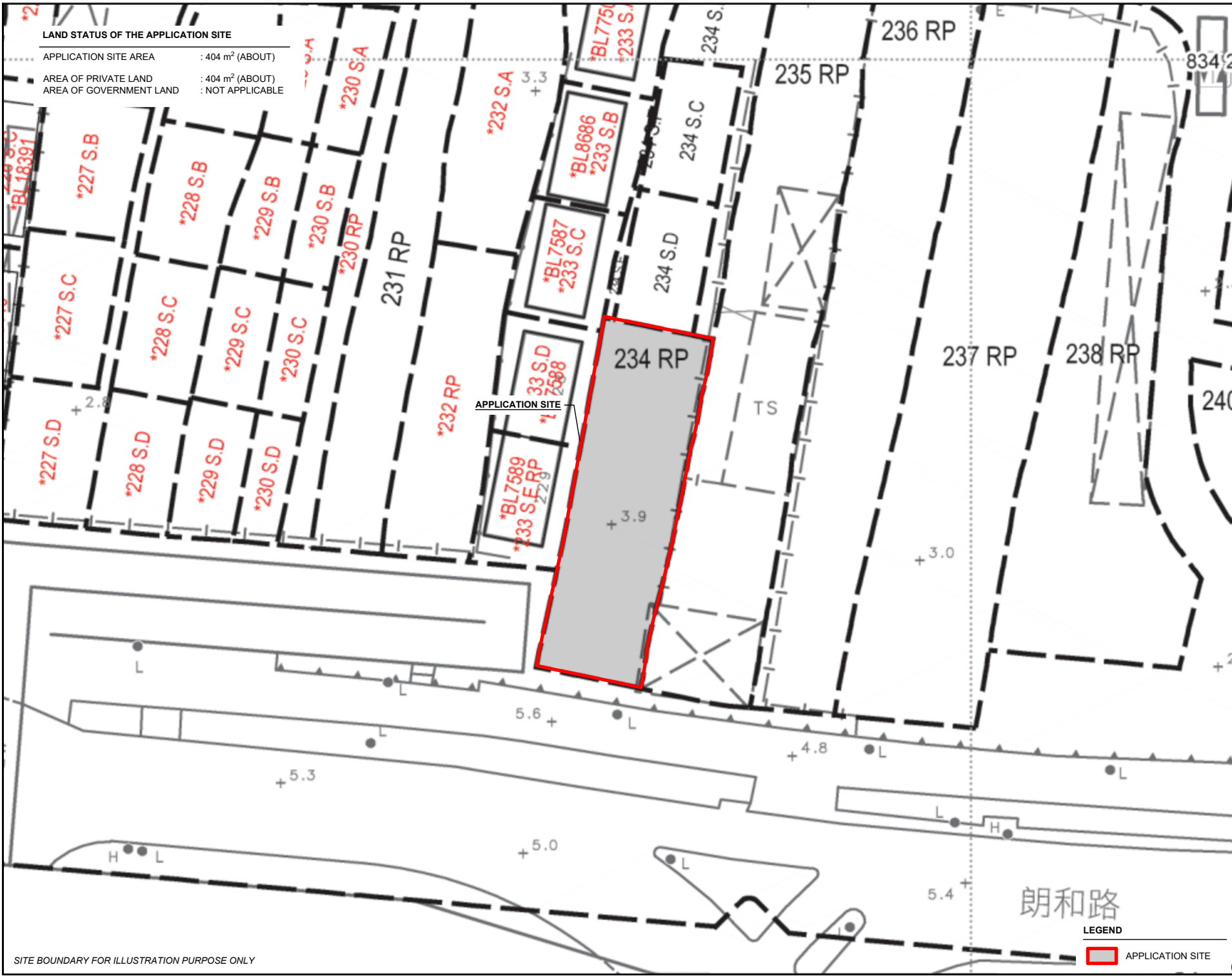
SITE LOCATION
 LOT 234 RP IN D.D. 115, TUNG TAU TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
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 DATE
 4.12.2024
 CHECKED BY
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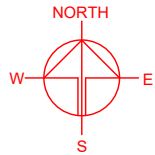
DWG. TITLE
 ZONING OF THE SITE
 DWG. NO.
 PLAN 2
 VER.
 001

LEGEND
 APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY
 附設地面商舖
 輕便鐵路終站及商業/住宅混合發展



LAND STATUS OF THE APPLICATION SITE	
APPLICATION SITE AREA	: 404 m ² (ABOUT)
AREA OF PRIVATE LAND	: 404 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS

SITE LOCATION

LOT 234 RP IN D.D. 115, TUNG TAU TSUEN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 500 @ A4	
DRAWN BY MN	DATE 4.12.2024
CHECKED BY	DATE
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LEGEND

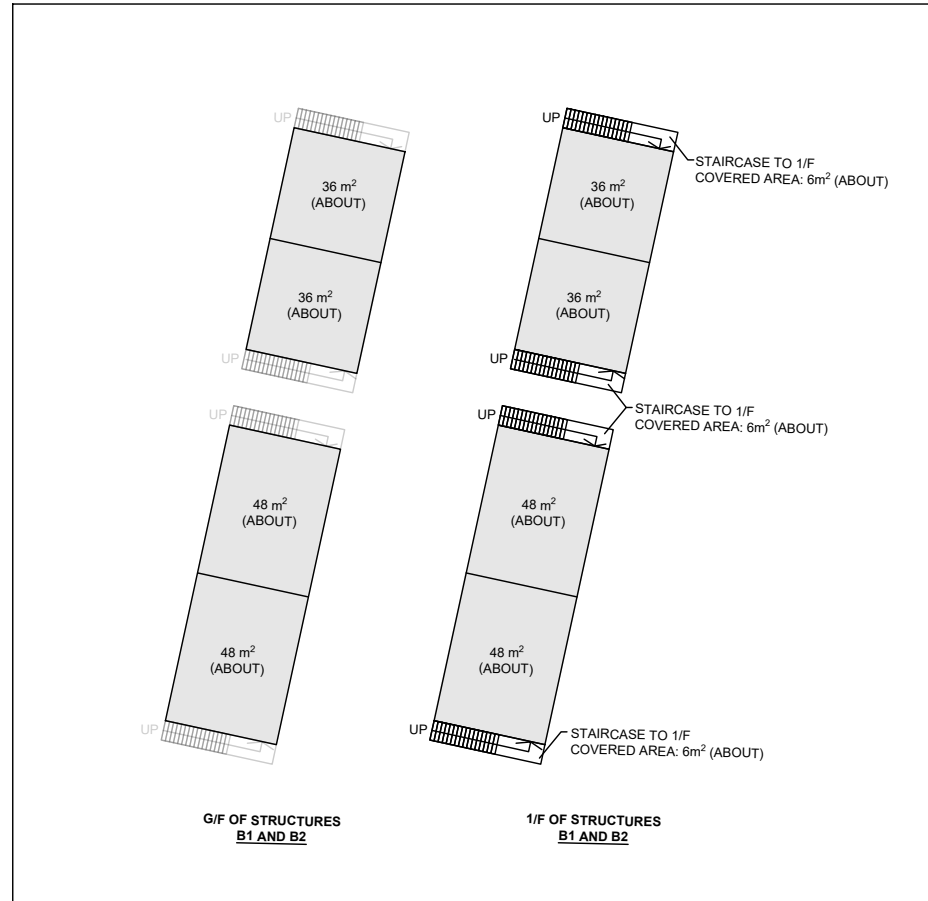
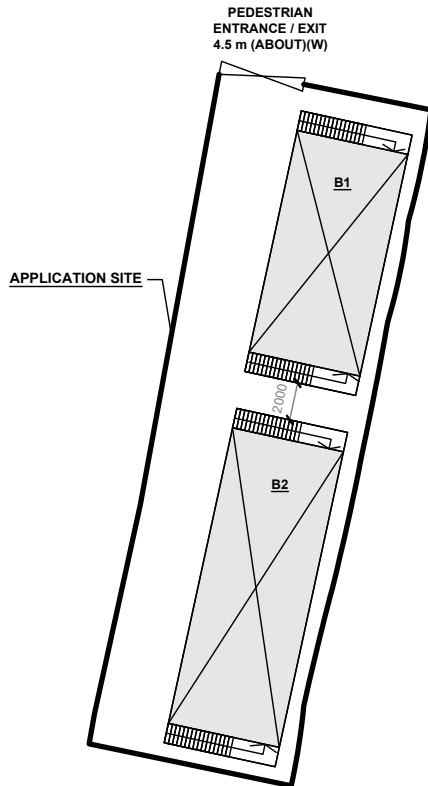
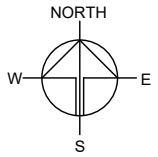
 APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 404 m ²	(ABOUT)
COVERED AREA	: 192 m ²	(ABOUT)
UNCOVERED AREA	: 212 m ²	(ABOUT)
PLOT RATIO	: 0.89	(ABOUT)
SITE COVERAGE	: 48 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 360 m ²	(ABOUT)
TOTAL GFA	: 360 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	(G/F) (1/F)	SHOP AND SERVICES, OFFICE AND WASHROOM SHOP AND SERVICES, OFFICE AND WASHROOM	84* m ² (ABOUT) 84 m ² (ABOUT) 72 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	(G/F) (1/F)	SHOP AND SERVICES, OFFICE AND WASHROOM SHOP AND SERVICES, OFFICE AND WASHROOM	108* m ² (ABOUT) 108 m ² (ABOUT) 96 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		192 m ² (ABOUT)	360 m ² (ABOUT)	

*BREAKDOWN OF COVERED AREA OF STRUCTURE B1 - 72 m² (INTERIOR) + 6 m² (STAIRCASE) + 6 m² (STAIRCASE) = 84 m²
 *BREAKDOWN OF COVERED AREA OF STRUCTURE B2 - 96 m² (INTERIOR) + 6 m² (STAIRCASE) + 6 m² (STAIRCASE) = 108 m²



LEGEND

	APPLICATION SITE
	STRUCTURE
	PEDESTRIAN ENTRANCE / EXIT

NO PARKING AND LOADING/UNLOADING SPACE IS PROVIDED AT THE SITE.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS

SITE LOCATION

LOT 234 RP IN D.D. 115, TUNG TAU TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 400 @ A4

DRAWN BY MN	DATE 10.12.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
-------------------	-------------

Our Ref. : DD115 Lot 234 RP
Your Ref. : TPB/A/YL/324

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

By Email

13 February 2025

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone,
Lot 234 RP in D.D. 115, Tung Tau Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL/324)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. [REDACTED] or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

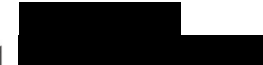


Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Carmen CHEUNG
(Attn.: Ms. Momo CHOW

email: ckkcheung@pland.gov.hk)
email: mhcchow@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone,
Lot 234 RP in D.D. 115, Tung Tau Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL/324)

- (i) The applicant would like to provide clarifications to address the public concerns, details are as follows:

Public Safety

- Restricted operation hours (i.e. 08:00 – 22:00 daily, including public holiday) will take place at the application site (the Site) during the planning approval period. The applicant will strictly follow the proposed scheme to maintain the tranquil environment of the nearby locals.

Sewage Treatment

- During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under the ‘*Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) No. 1/23*’ for sewage treatment at the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.

Waste Disposal

- Garbage or other form of waste will be taken away by staff to the nearest public refuse collection point regularly by the use of trolleys.

Traffic Impact

- No parking or loading/unloading space will be provided at the Site. For the logistic arrangement, only one light goods vehicle will be deployed for delivery of larger items at non-peak hours of the day for approximately 10 mins at the local access on the basis that it will not affect traffic flow. Adverse traffic impact to the local access and public road is therefore not anticipated.

- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (C for T) (Contact Person: Ms. Sarita CHAN; Tel: 2399 2191)		
(a)	Please clarify if there is any vehicular access for the site, if affirmative, please indicate the width of the aisle, the site entrance and the vehicular access leading to the subject site;	No vehicular access will be proposed for the Site. As the Site is in close vicinity to the public transport service (i.e. approximately 30m north

		of the Yuen Long MTR Station), staff and visitors are required to access the Site by using public transport then walk to the Site. No parking space is provided at the Site.												
(b)	Please advise the access arrangement and trip generation/attraction during construction period.	<p>Crane trucks will be deployed for transportation of containers during the construction stage. it is estimated that not more than 4 trips will be generated and attracted by the Site per day during non-peak hours, details are as follows:</p> <table><tr><th>Time Period</th><th>Trip Generation</th><th>Trip Attraction</th><th>Total</th></tr><tr><td>11:00 – 12:00</td><td>1</td><td>1</td><td>2</td></tr><tr><td>14:00 – 15:00</td><td>1</td><td>1</td><td>2</td></tr></table> <p>As number of vehicular trips generated and attracted by the proposed development is minimal, adverse traffic impact to nearby road network should not be anticipated.</p>	Time Period	Trip Generation	Trip Attraction	Total	11:00 – 12:00	1	1	2	14:00 – 15:00	1	1	2
Time Period	Trip Generation	Trip Attraction	Total											
11:00 – 12:00	1	1	2											
14:00 – 15:00	1	1	2											
(c)	The captioned site is connected to Long Yat Road via a local track which is not managed by Transport Department. The land status of the local track should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local track should be clarified with the relevant lands and maintenance authorities accordingly.	Noted.												

Our Ref. : DD115 Lot 234 RP
Your Ref. : TPB/A/YL/324

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

By Email

17 February 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone,
Lot 234 RP in D.D. 115, Tung Tau Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL/324)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. [REDACTED] or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Carmen CHEUNG
(Attn.: Ms. Momo CHOW

email: ckkcheung@pland.gov.hk)
email: mhcchow@pland.gov.hk)



Responses-to-Comments

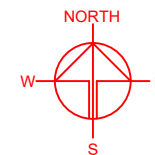
**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone,
Lot 234 RP in D.D. 115, Tung Tau Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL/324)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (C for T) (Contact Person: Ms. Sarita CHAN; Tel: 2399 2191)		
(a)	For RtC (b), please ask the applicant to advise the access arrangement (e.g. Location and dimension of vehicular access) of the Crane trucks during construction period.	Please refer to the revised plan showing the location of the vehicular access (Plan 1). The width of the run in/out and local access are about 17m and 4m respectively.

ACCESSIBLE FROM LONG YAT ROAD VIA A LOCAL ACCESS



東頭村

TUNG TAU
TSUEN

停車場

Car Park

LOCATION OF VEHICULAR ACCESS

朗日路

LONG YAT ROAD

— APPLICATION SITE

(下層巴士總站)

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 6 YEARS

SITE LOCATION

LOT 234 RP IN D.D. 115, TUNG
TAU TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY	DATE
MN	4.12.2024

CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
LOCATION PLAN

DWG NO.	VER.
PLAN 1	00

LEGEND



APPLICATION SITE

Our Ref. : DD115 Lot 234 RP
Your Ref. : TPB/A/YL/324

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

By Email

28 April 2025

Dear Sir,

3rd Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone,
Lot 234 RP in D.D. 115, Tung Tau Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL/324)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. [REDACTED] or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Carmen CHEUNG
(Attn.: Ms. Momo CHOW

email: ckkcheung@pland.gov.hk)
email: mhcchow@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone,
Lot 234 RP in D.D. 115, Tung Tau Tsuen, Yuen Long, New Territories**

(Application No. A/YL/324)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the MTR Corporation Limited (MTRCL) (Contact Person: Mr. David YUEN; Tel: 2688 1366)		
(a)	We have the following comments from railway protection viewpoints: Layout plan and section view showing the spatial relationship(both temporary and permanent stage) between the proposed development and MTR asset shall be submitted for review and comment.	Noted. The applicant is currently preparing the assessment report. Relevant impact assessment and plans showing the spatial relationship between the proposed development and MTR asset will be provided by the applicant in due course.
(b)	Impact Assessment on MTR assets due to the proposed development shall be submitted for review and comment.	
(c)	Method statement and lifting plan shall be submitted for review and comment.	

Our Ref. : DD115 Lot 234 RP
Your Ref. : TPB/A/YL/324

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

By Email

24 July 2025

Dear Sir,

4th Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone,
Lot 234 RP in D.D. 115, Tung Tau Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL/324)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. [REDACTED] or the undersigned at your convenience.
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Carmen CHEUNG
(Attn.: Ms. Momo CHOW

email: ckkcheung@pland.gov.hk)
email: mhcchow@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone,
Lot 234 RP in D.D. 115, Tung Tau Tsuen, Yuen Long, New Territories**

(Application No. A/YL/324)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the MTR Corporation Limited (MTRCL) (Contact Person: Mr. David YUEN; Tel: 2688 1366)		
(a)	Layout Plan and section view showing the spatial relationship (both temporary and permanent stage) between the proposed development and MTR asset shall be submitted for review and comment.	Noted. Impact Assessment on MTR Assets has been provided by the applicant in support of the application (Annex I).
(b)	Impact Assessment on MTR assets due to the proposed development shall be submitted for review and comment.	
(c)	Method statement and lifting plan shall be submitted for review and comment.	

**PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 6 YEARS**

**LOT 234 RP IN D.D. 115, TUNG
TAU TSUEN, YUEN LONG, NEW
TERRITORIES**

Impact Assessment on MTR Assets


LI KOK KEUNG
MEng MICE MStructE
MHKIE CEng RPE

Contents

Introduction

The Proposed Development

Comments from MTR

Response to Comments from MTR

1. Layout Plan and Section
2. Impact Assessment on MTR due to the Proposed Development
3. Method statement and lifting plan

Appendix A – Location Plan

Appendix B – Layout Plan

Appendix C - Layout plan and section view showing the spatial relationship between the proposed development and MTR asset

Introduction

An application for a proposed temporary shop and services with ancillary facilities for a period of 6 years was made to the Planning Department (PlanD) in 2024. In February 2025, PlanD transmitted the comments from MTRC requiring the Applicant to submit an impact assessment on MTR assets due to the proposed development. This report serves as the impact assessment report and addresses the comments from MTR

The Proposed Development

The proposed development is the establishment of two small temporary container structures of two-storey high within Lot 234 RP in D.D. 115, Tung Tau Tsuen, Yuen Long. The location plan is shown in Plans 1 and 2 in Appendix A while the layout plan of the proposed development is shown in Plan 4 enclosed in Appendix B.

As shown in Plans 1 and 2, the proposed development site is about 404m² and is located north of Long Yat Road and MTR Yuen Long Station. The site is accessible from Long Yat Road via a local access as shown in Plan 1.

Comments from MTR

The comments from railway protection viewpoints from MTR are as follows:-

1. Layout plan and section view showing the spatial relationship (both temporary and permanent stage) between the proposed development and MTR asset shall be submitted for review and comment.
2. Impact assessment on MTR assets due to the proposed development shall be submitted for review and comment.
3. Method statement and lifting plan shall be submitted for review and comment

Response to Comments from MTR

1. Layout plan and Section

The layout plan and section view showing the spatial relationship between the proposed development and MTR asset are enclosed in Appendix C. All the works are temporary in nature for a period of 6 years.

2. Impact Assessment on MTR due to the proposed development

Location of Proposed Development and Boundary of Railway Protection Area

With reference to APP-24 issued by the Buildings Department for railway protection, the boundary of the railway protection areas is about 30m outside the outer surface of

the railway structures and facilities. As shown in the section view enclosed in Appendix B, the development site is on average at a distance of 29m north of MTR asset. The actual establishment and building works will be more than 30m away from the MTR asset/facilities and will therefore be outside the railway protection areas. The applicant undertakes that no works will be constructed within 30m from the boundary of the railway protection areas.

Although the proposed development practically involved **no building works within the railway protection areas**, The impacts of the proposed development would be assessed making references to Appendix B of APP-24 of the Buildings Department which states the guidelines on carrying out building works within railway protection areas.

Settlement and Differential Movement Caused to Railway Structures/Facilities

According to the aforementioned guidelines, the proposed works shall not produce differential movement in any railway structures with angular distortion in excess of 1 in 1000 or a total movement exceeding 20mm. In addition, the induced level difference between rails of a track in perpendicular plane resulting from the works should not exceed 5mm.

The proposed building work is simply the delivery and installation of two small temporary metal container structures of two-storey high within the proposed lot. The installation will involve **no excavation** into the existing ground apart from minor trimming and levelling of the existing ground for forming a hard paved concrete layer of about 150mm thick for placing the metal containers. The trimming / levelling works of existing ground and the concreting of the hard paving layer would be executed by hands with no large scaled mechanical plants. No ground movement will be caused to the adjacent ground. In addition, being 30m away from the proposed works, the MTR facilities are definitely outside the influence zone of the proposed building works. No level difference between rails of the MTR track will be caused.

Vibration Caused to Railway Structures/Facilities

According to the guidelines, the vibration caused to any railway structures shall not exceed 15mm/sec.

The proposed building works involve no ground disturbing works such as excavation, filling, ground improvement, dewatering and field testing (such as plate loading test, pressure-meter test and packer test,), piling, geotechnical installation and driven works, **no vibration** will be generated. Vibration caused to MTR facilities which are located more than 30m away from the proposed building works is considered impossible.

Pressure Changes Caused to MTR underground Structures/Facilities

The guidelines stated that the vertical or horizontal pressure change on any MTR underground structures and facilities due to the proposed works should not exceed 20 kPa.

The pressure changes caused to MTR underground structures/facilities can be estimated below:

Estimation of Vertical and Horizontal Pressures to Railway Facilities:

Loading intensity from 2-storey container metal building (DL+LL) = 7.5 kPa per storey

Loading intensity at foundation level = $2 \times 7.5 = 15.0$ kPa

Area of proposed building at foundation level = 40×10 m²

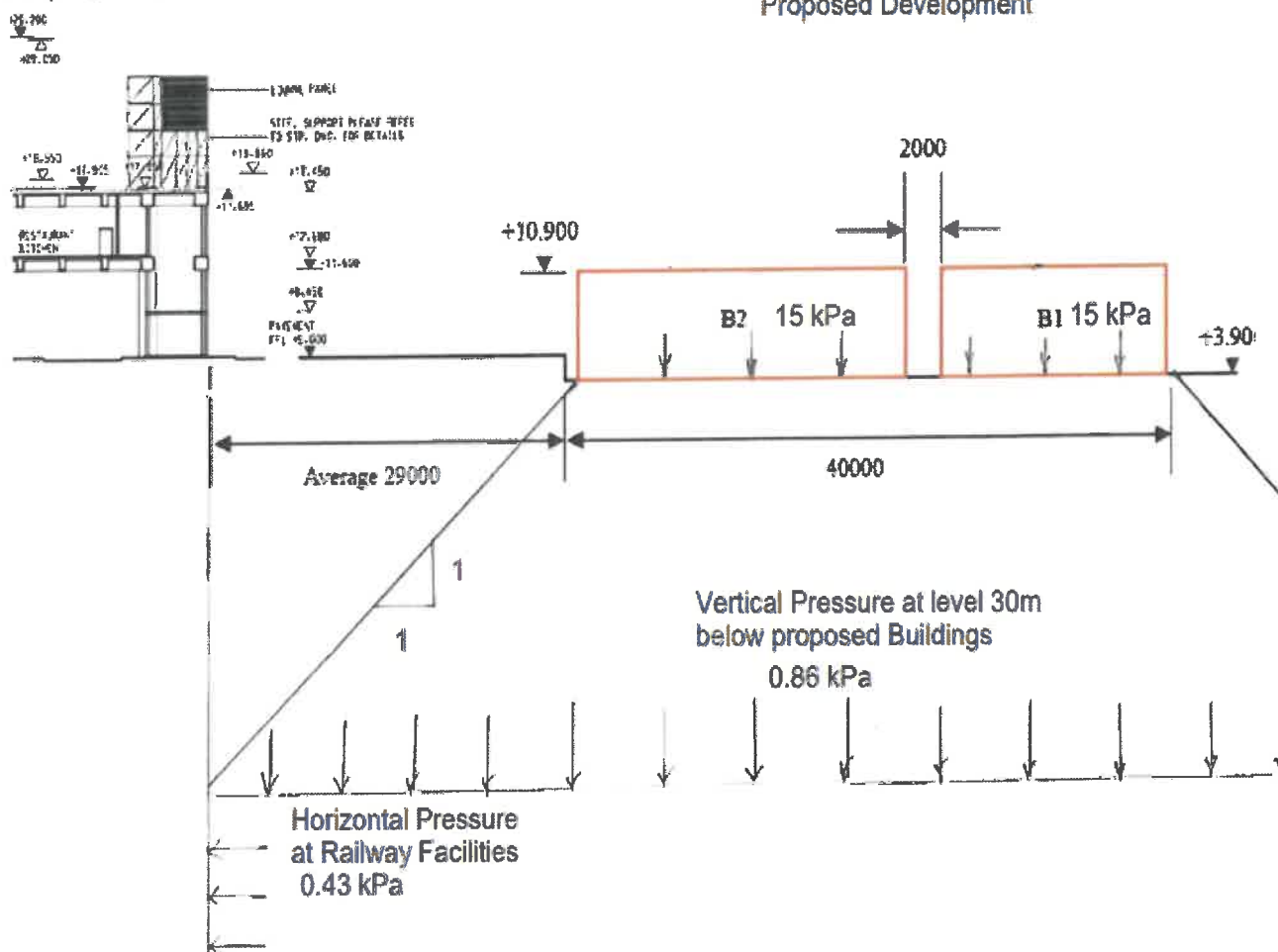
Assume a load spread ratio of 1:1 below ground,

Area of loading intensity at boundary of railway facilities = 100×70 m²

Vertical loading intensity after dispersion, $q = 15 \times (40 \times 10) / (100 \times 70) = 0.86$ kPa

Lateral loading intensity to railway facilities = $K_o \times q = 0.5 \times 0.86 = 0.43$ kPa

Railway Facilities



The proposed building works will involve no basement or deep foundation construction, and excavation. Being no excavation works will be carried out, no risk

of undermining nearby structures establishments will be generated. In addition, no reduction of vertical and lateral pressure will be caused to the railway structures/facilities.

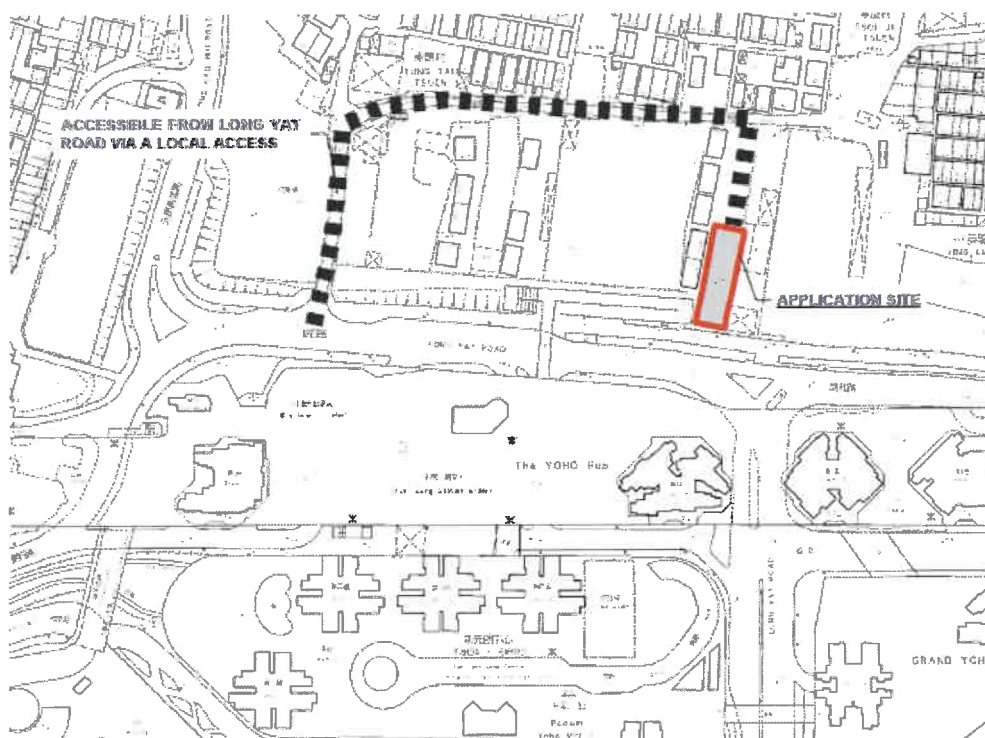
The proposed buildings are more than 30m away from the boundary of railway facilities. Upon completion, the loading intensities including dead and imposed loads will be about 7.5 kPa per storey. The total foundation load will be about 15 kPa (for 2-storey). The foundation load will disperse in an angle of about 45° down to the boundary of the railway structures/facilities. The estimated additional vertical pressure and lateral pressure imposed onto to the underground railway structures will not be greater than 0.86 kPa and 0.43 kPa respectively which are well less than the limitation of 20 kPa

3. **Method statement and lifting plan shall be submitted for review and comment**

The method statement of construction of the proposed temporary buildings is as follows:

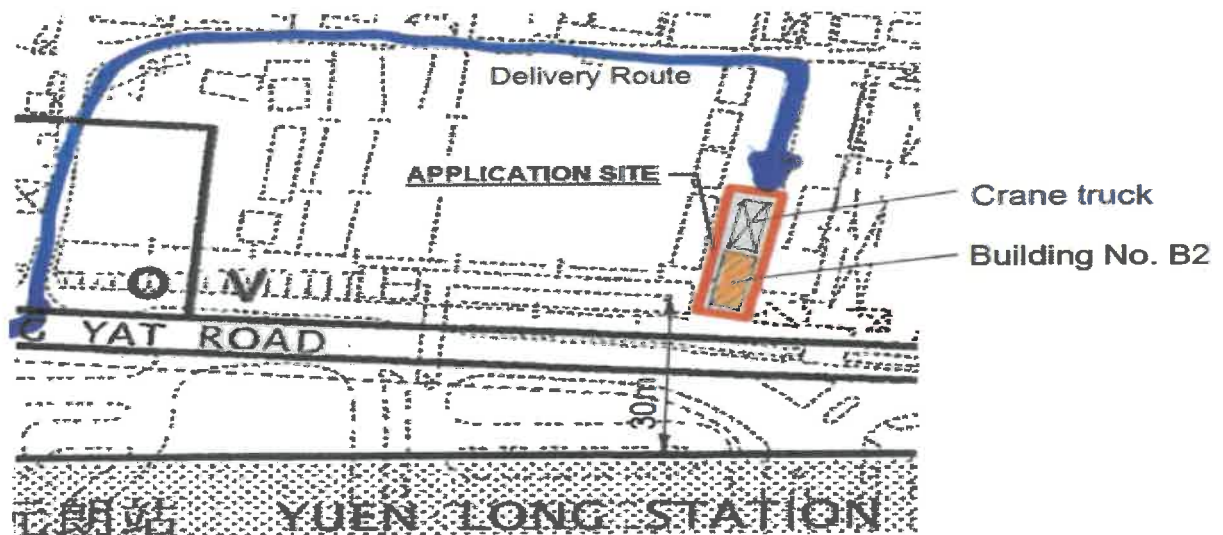
- (i) Trimming and levelling of existing ground by hands with simple hand tools;
- (ii) Laying concrete hard paving of about 150mm thick within the lot for installation of metal containers.
- (iii) Delivery and installation of metal containers of 2-storey high.

— The access to the proposed site is from Long Yat Road via a local access as shown in Plan 1. The access is reproduced as below:

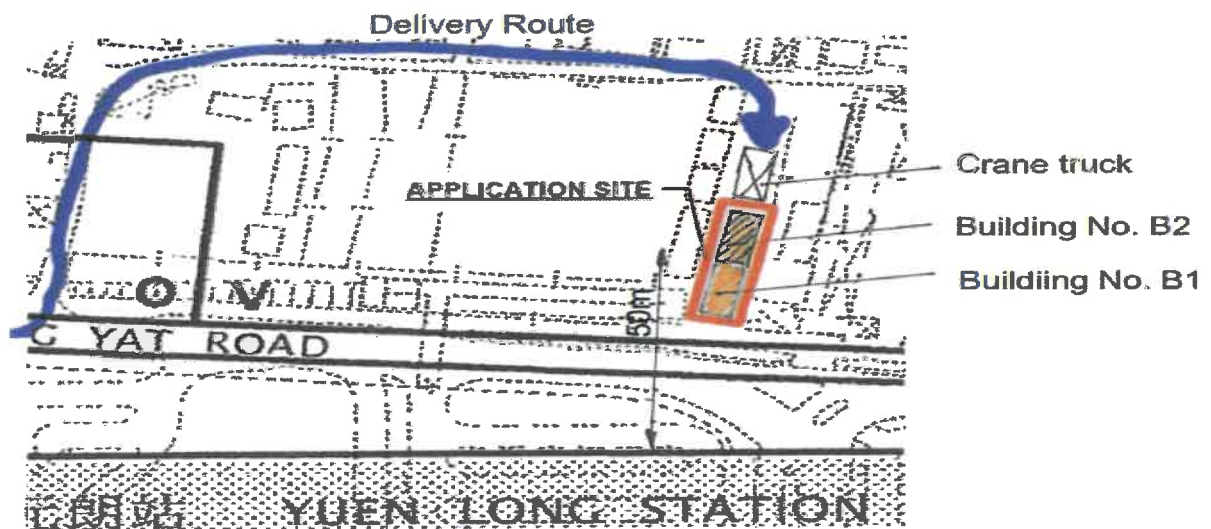


As indicated below, the delivery of the metal containers will be made by crane truck

through Long Yat Road to the northern boundary of the Application Site (about 70m from the northern boundary of the Railway Structures/Facilities). Upon arriving the northern boundary of the Application Site, the crane truck with the metal containers will then enter the Application Site, stationed at the northern half of the site (about 50m from the northern boundary of the Railway Structures/Facilities) and unload the metal containers for the installation of Building No. B2. Upon unloading, the crane truck will then leave the Site. It is expected that the delivery and installation of the containers for Building No. B2 will be completed in a few days.

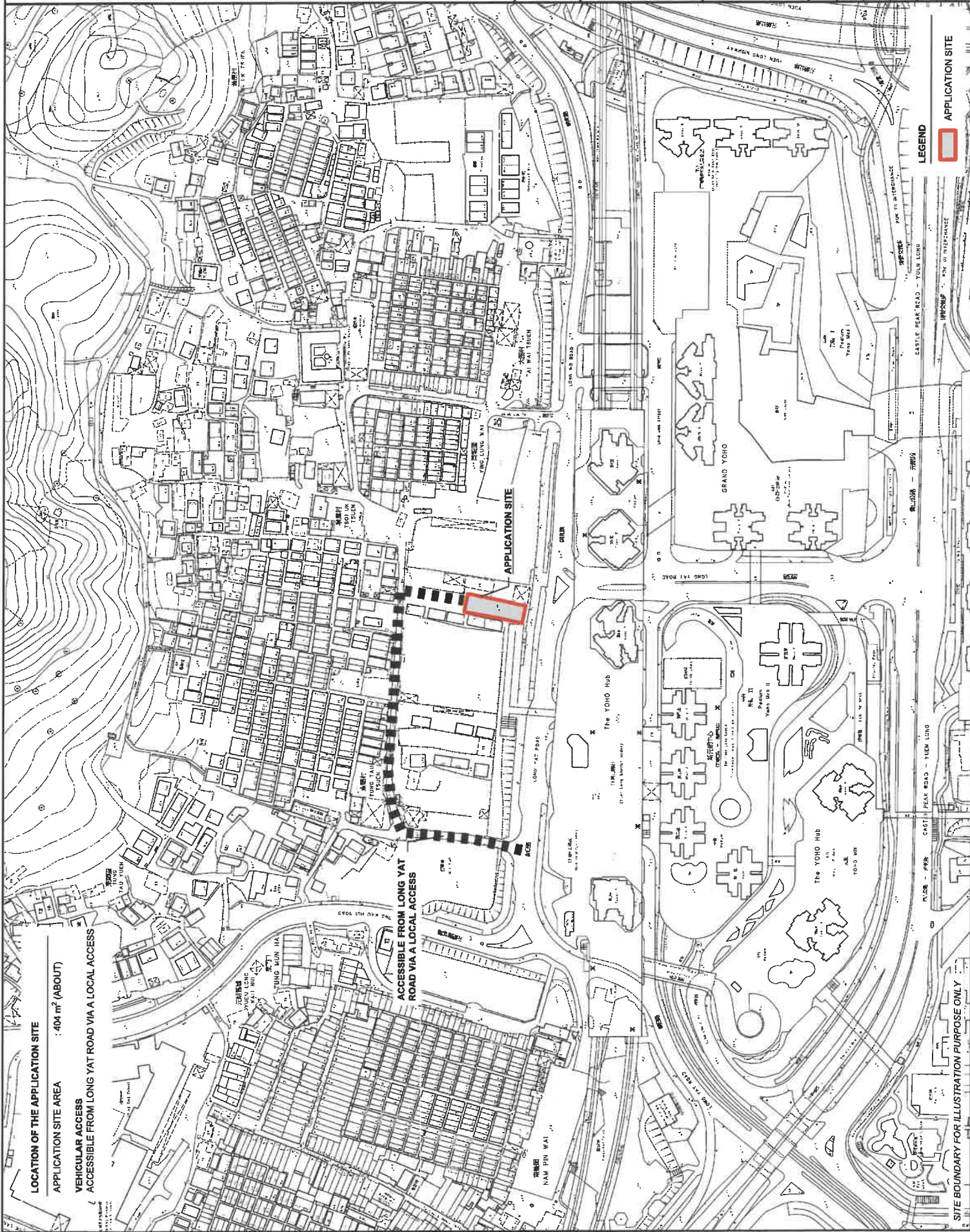
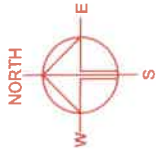


The aforementioned procedure will be repeated for the delivery and installation of Building No. B1. The whole operation will be about 50m away from Yuen Long Station.



The delivery and installation of the proposed buildings will be operated at distance more than 30m away from the boundary of the Railway Structures/Facilities and is considered safe and feasible.

Appendix A



LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA : 404 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM LONG YAT ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM LONG YAT
ROAD VIA A LOCAL ACCESS

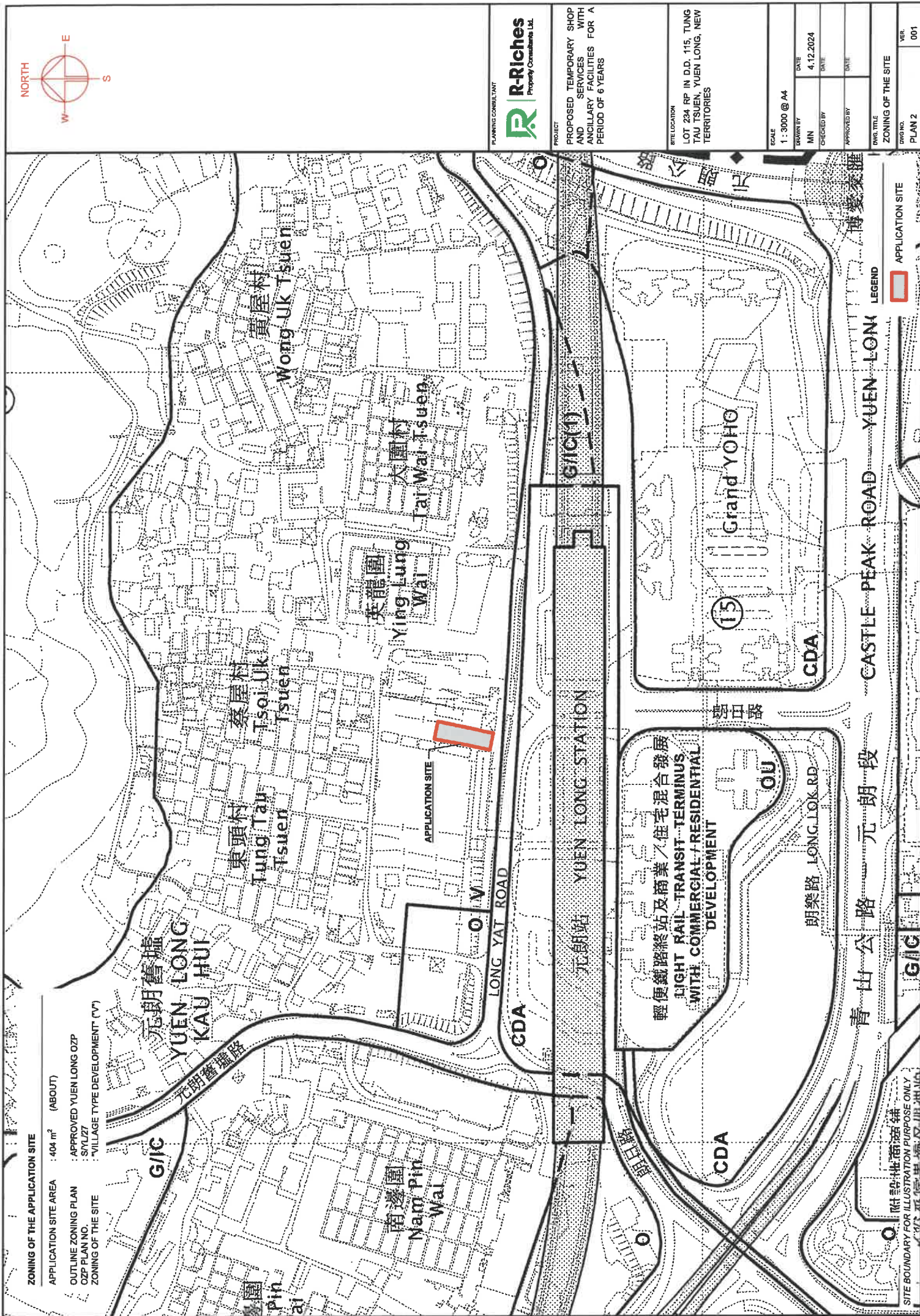
APPLICATION SITE

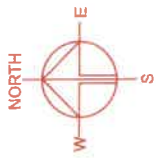
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APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY



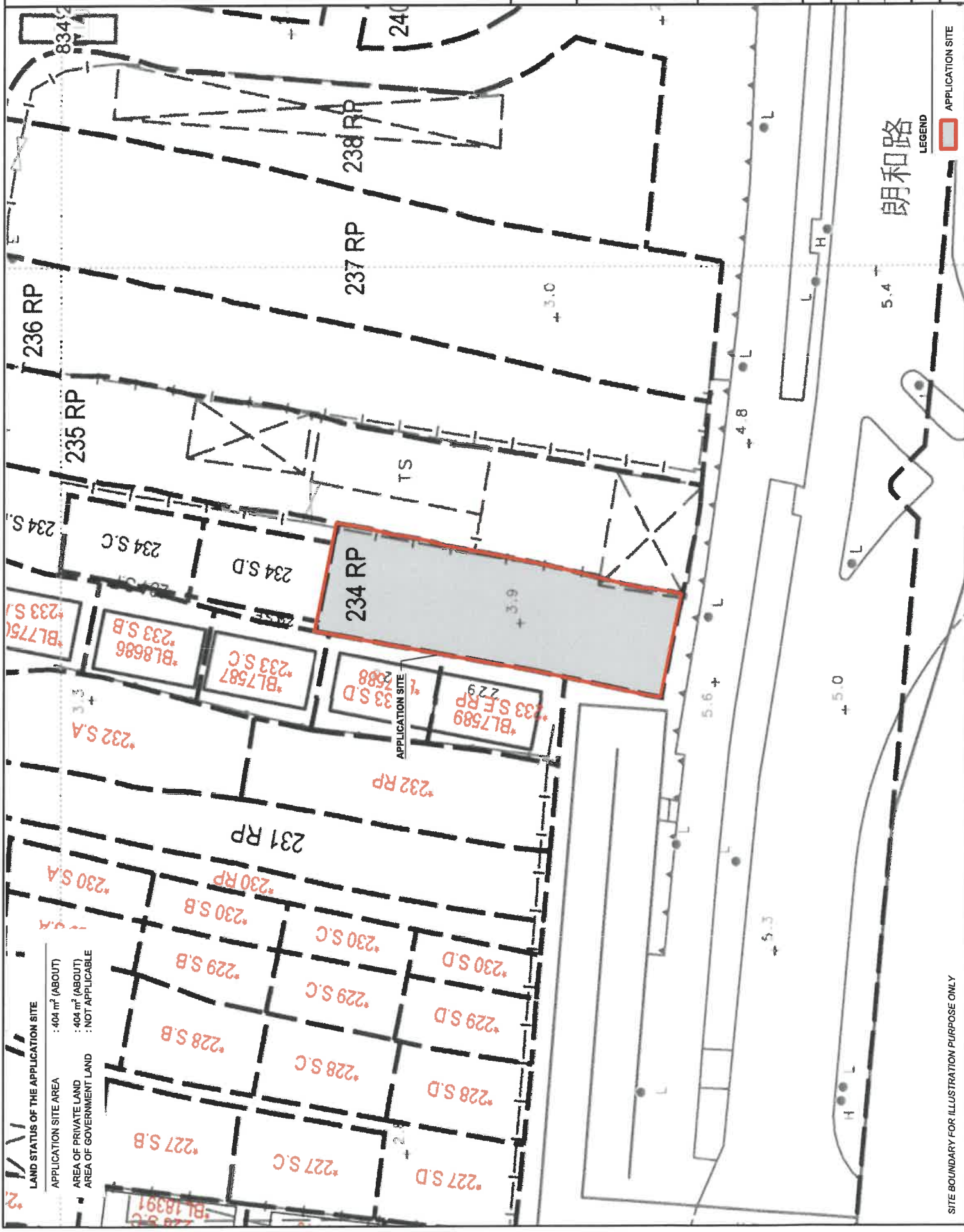


PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 6 YEARS

SITE LOCATION
LOT 234 RP IN D.D. 115, TUNG
TAU TSUEN, YUEN LONG, NEW
TERRITORIES

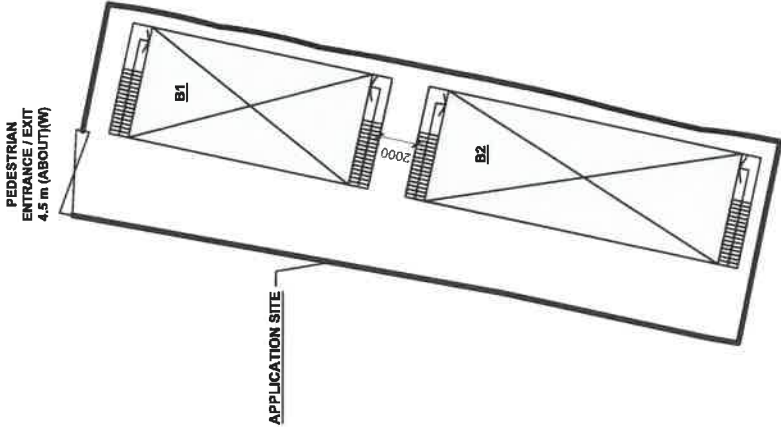
SCALE 1 : 500 @ A4	DRAWN BY MN	CHECKED BY	APPROVED BY
DATE 4.12.2024	DATE	DATE	DATE
DWA TITLE LAND STATUS OF THE SITE			
DWA NO. PLAN 3			
VER. 001			



Appendix B

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 404 m ² (ABOUT)
COVERED AREA	: 192 m ² (ABOUT)
UNCOVERED AREA	: 212 m ² (ABOUT)
PLOT RATIO	: 0.89 (ABOUT)
SITE COVERAGE	: 48 % (ABOUT)
NO. OF STRUCTURE	: 2 (NOT APPLICABLE)
DOMESTIC GFA	: 360 m ² (ABOUT)
NON-DOMESTIC GFA	: 360 m ² (ABOUT)
TOTAL GFA	: 720 m ² (ABOUT)
BUILDING HEIGHT	: 7 m (ABOUT)
NO. OF STOREY	: 2



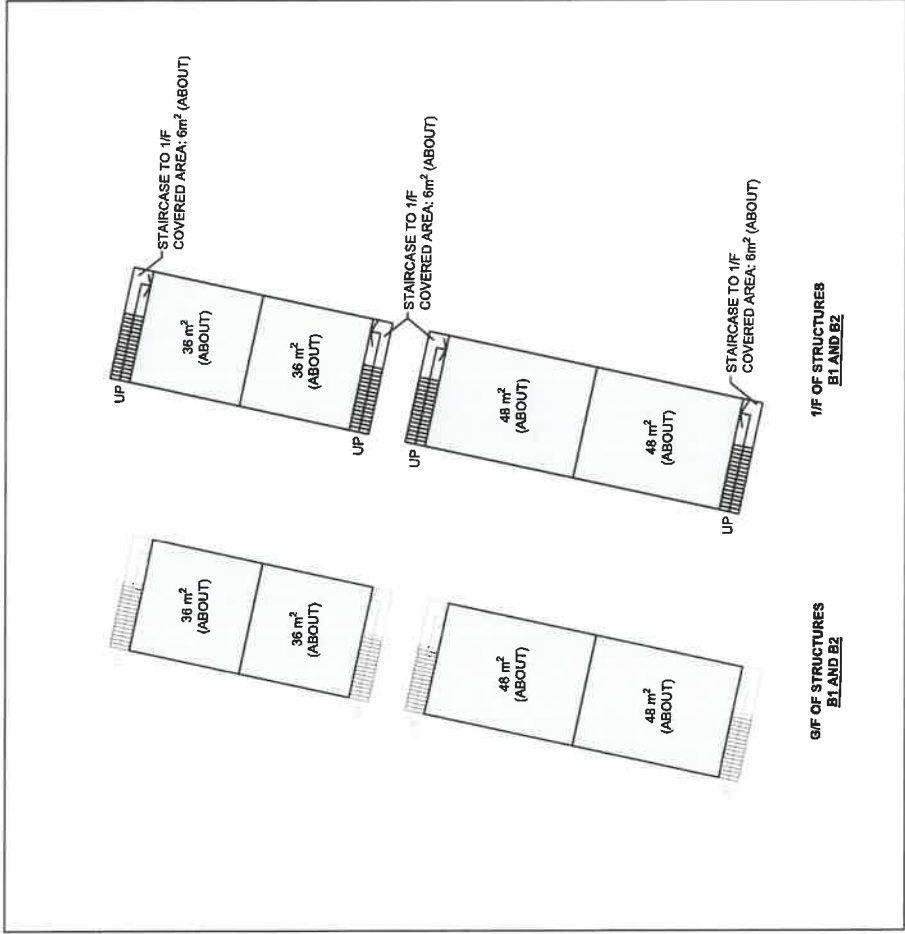
STRUCTURE

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	(G/F)	84 m ² (ABOUT)	84 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
	(1/F)		72 m ² (ABOUT)	
B2	(G/F)	108 m ² (ABOUT)	108 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
	(1/F)		96 m ² (ABOUT)	

TOTAL 192 m² (ABOUT) 360 m² (ABOUT)

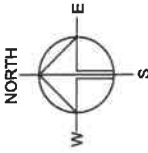
*BREAKDOWN OF COVERED AREA OF STRUCTURE B1 - 72 m² (INTERIOR) + 6 m² (STAIRCASE) + 6 m² (STAIRCASE) = 84 m²

*BREAKDOWN OF COVERED AREA OF STRUCTURE B2 - 96 m² (INTERIOR) + 6 m² (STAIRCASE) + 6 m² (STAIRCASE) = 108 m²



LEGEND

	APPLICATION SITE
	STRUCTURE
	PEDESTRIAN ENTRANCE / EXIT



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS

SITE LOCATION

LOT 234 RP IN D.D. 115, TUNG TAU TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 400 @ A4

DRAWN BY

MIN

DATE

10.12.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG. NO.

PLAN 4

VER.

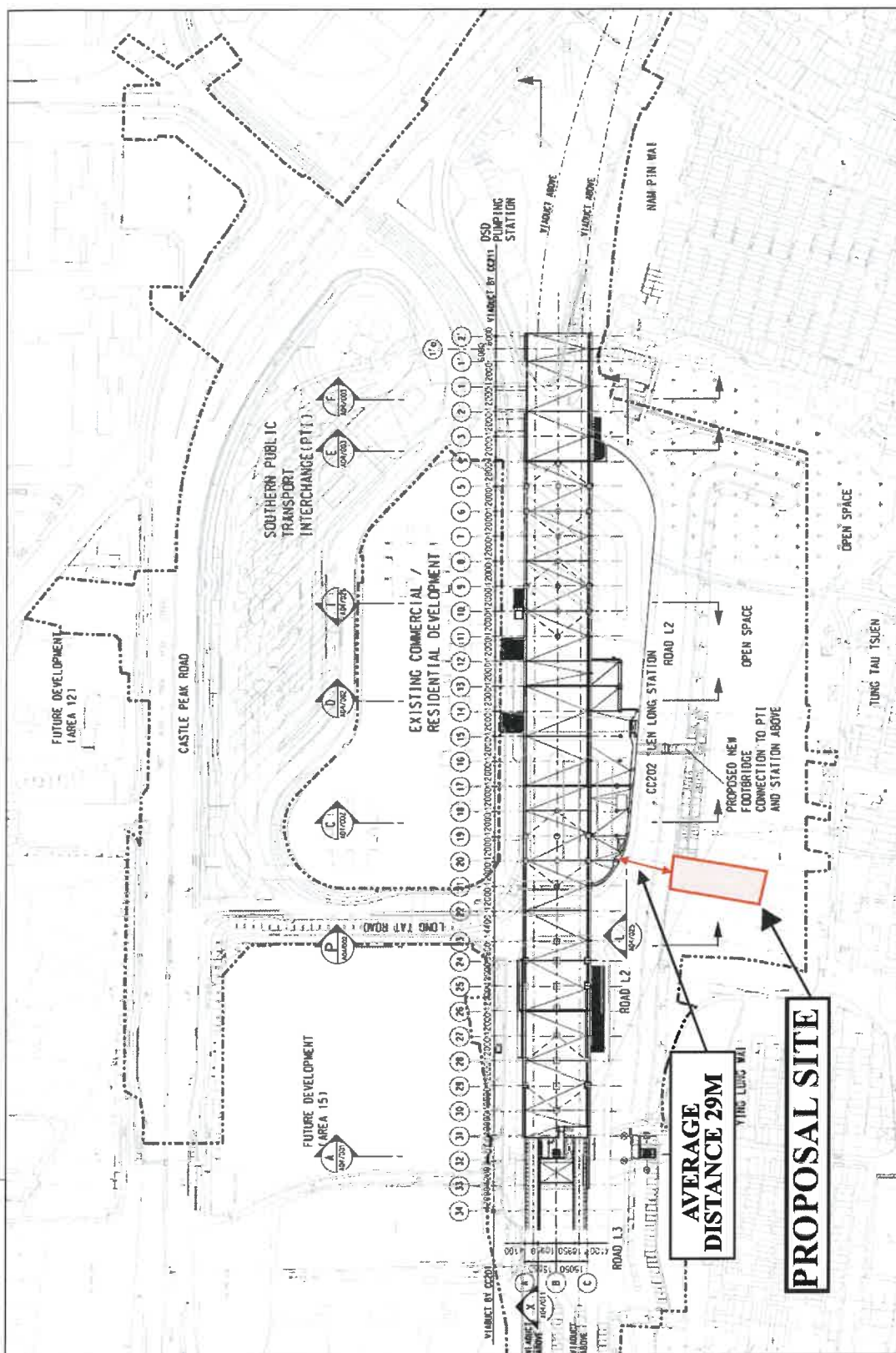
001

NO PARKING AND LOADING/UNLOADING SPACE IS PROVIDED AT THE SITE.

Appendix C

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
2. DO NOT SCALE FROM DRAWING
3. ALL MEASUREMENTS TO BE VERIFIED ON SITE
4. THIS IS A DESIGN INTENT DRAWING. THE CONTRACTOR SHALL BE REQUIRED TO PREPARE HIS OWN CORRESPONDING FULLY DIMENSIONED, DETAILED AND ANNOTATED SHOP DRAWINGS AND DESIGN DATA FOR REVIEW BY THE ENGINEER.



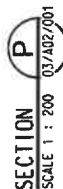
LEGEND:

-----	BOUNDARY OF SCHEME
□	CC-02 TULEY LONG STATION SCOPE OF WORK

[illegible]

REMARKS: DAY 1215 WAS PARTLY SUPPORTED BY DAK 1747

5721 NW 1715 WAS PUBLISHED BY DAN 4747
:5721 NW 1715

FRI: 5/15: 43

Similar Applications within/ straddling the Subject “Village Type Development” Zone on the
Yuen Long Outline Zoning Plan in the Past Five Years

Approved Applications

<u>Application No.</u>	<u>Uses/Development</u>	<u>Date of Consideration</u>
A/YL/301	Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office for a Period of 6 Years	9.6.2023 (revoked on 9.7.2024)
A/YL/328	Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office for a Period of 6 Years	15.8.2025

Government Departments and MTRCL's General Comments

1. Traffic

(a) Comments of the Commissioner for Transport:

No adverse comment on the application from traffic engineering point of view.

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

No objection in principle to the application from highways maintenance point of view.

(c) Comments of the Chief Engineer/Railway Development 2-1, Railway Development Office, HyD (CE/RD2-1, RDO, HyD):

- no comment on the application from railway protection viewpoint; and
- the Site is within or close to the railway protection boundary of the Tuen Ma Line which has been fully commissioned. With reference to DEVB TC(W) No. 1/2019 and/or Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, MTR Corporation Limited (MTRCL) should be consulted with respect to operation, maintenance, safety and any future works required for the existing railway network.

(d) Comments of the MTRCL:

No objection to the proposed development from railway protection viewpoint.

2. Environment

Comments of the Director of Environmental Protection:

- no objection to the application; and
- there was no environmental complaint pertaining to the Site received in the past three years.

3. Drainage

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

- no objection in principle to the application; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions requiring the submission of a drainage proposal, implementation and maintenance of the drainage facilities to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

4. Fire Safety

Comments of the Director of Fire Services:

No objection in principle to the application subject to fire service installations being provided to the satisfaction of the Director of Fire Services

5. District Officer's Comments

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

His office has not received any comment from the village representatives in the vicinity.

6. Other Departments

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

- Chief Building Surveyor/New Territories West of Buildings Department;
- Chief Engineer/Construction of Water Supplies Department;
- Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- Project Manager (West)/ West Development Office of CEDD;
- Director of Electrical and Mechanical Services;
- Director of Food and Environmental Hygiene; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) the planning permission is given to the development/use under application. It does not condone any other development/use which currently exists on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) as follows:
 - HyD shall not be responsible for the maintenance of the proposed access connecting between the Site and Long Yat Road; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection that the applicant is reminded 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 the Environmental Protection Department and the “Professional Persons Environmental Consultative Committee Practice Notes No. 1/23” to minimise the potential environmental nuisances on the surrounding area;
- (e) to note the comments of the Director of Fire Services (D of FS) as follows:
 - relevant layout plans incorporated with the proposed Fire Services Installations (FSIs) should be submitted for approval;
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - if the proposed structure is required to comply with the Building Ordinance (Cap. 123)(BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans (GBP).
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
 - 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 the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- 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;
 - 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 GBP submission stage;
 - if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the planning application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at GBP submission stage;
- (g) to note the comments of Head of the Geotechnical Engineering Office, Civil Engineering and Development Department that
- the applicant is reminded to submit the proposed building works to the BD for approval as required under the provisions of BO; and
 - the Site is located within Schedule Area No. 2 and maybe underlain by cavernous marble. Depending on the nature of foundation, if necessary, of the development at the Site, extensive geotechnical investigation may be required. Such investigation may require high level involvement of an experienced geotechnical engineer in both the design and supervision of the geotechnical works required at the Site;
- (h) to note the comments of the Director of the Food and Environmental Hygiene (DFEH) that:
- proper licence / permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
 - under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application

for licence, if acceptable by the FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

- depending on the mode of operation, generally there are several types of food business licence/permits that the operator may apply for under the Food Business Regulation: (i) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained; (ii) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained; (iii) if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and (iv) if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
 - when choosing a premises for food business licences, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. Applicants are strongly advised to check well in advance the following documents: (a) the Government Lease, (b) the Occupation Permit of the building, and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the BA;
 - proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
 - there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses; and
- (i) to note the comments of the MTR Corporation Limited that all works shall comply with DEVB TC(W) No. 1/2019, Practice Note for Registered Contractors 14 and/or PNAP APP-24 whichever applicable and method statement and lifting plan shall be submitted for review and comment before commencement of work.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/YL/324**意見詳情 (如有需要，請另頁說明)****Details of the Comment (use separate sheet if necessary)**

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

蔡家聰

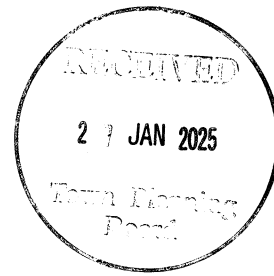
簽署 Signature

Dewth

日期 Date

27-01-2025

新界沙田
上禾輦路 1 號
沙田政府合署 14 樓
規劃署
地區規劃處
新界區規劃部
屯門及元朗西規劃處
城市規劃師
章嘉芹女士



章女士：

**反對新界元朗東頭村丈量約份第 115 約地段第 234 號餘段
擬議臨時商店及服務行業連附屬設施（為期 6 年）
（申請編號：A/YL/324）**

本人反對新界元朗東頭村丈量約份第 115 約地段第 234 號餘段，擬議臨時商店及服務行業連附屬設施（為期 6 年）的申請（申請編號：A/YL/324）（下稱“上址”）。

首先，上址現時經營的業務已對本村構成治安問題。由於上址現時經營集運倉業務，村民向本人反映，每天皆有為數不少的陌生人到本村問路尋找該集運倉位置，此等行為已嚴重影響本村安寧及治安。

另外，上址現時產生的衛生問題，亦嚴重影響本村居民。上址鄰近本村村民主要出入的樓梯，集運倉的客戶拆除包裝後的垃圾經常放到（燈柱編號：AD5256）旁的政府垃圾桶，使垃圾經常放滿，部份更放置於垃圾桶旁邊，影響衛生及阻礙村民出入。同時，本人亦發現有人在上址安裝廁所，而有關糞渠更直接接駁到明渠（位於燈柱編號：AD5255 至 AD5256 之間的明渠），有關行為增加途行村民感染傳染病的風險。

由此可見，若貴 會批准有關申請，該業主/佔用人擴充業務只會令本村的治安及衛生情況變本加厲，因此本人反對上址有關(A/YL/324)的申請。

蔡屋村居民代表
蔡家驄先生

二零二五年一月二十七日

新界沙田
上禾輦路 1 號
沙田政府合署 14 樓
規劃署
地區規劃處
新界區規劃部
屯門及元朗西規劃處
城市規劃師
章嘉芹女士



章女士：

**反對新界元朗東頭村丈量約份第 115 約地段第 234 號餘段
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另外，上址現時產生的衛生問題，亦嚴重影響本村居民。上址鄰近本村村民主要出入的樓梯，集運倉的客戶拆除包裝後的垃圾經常放到（燈柱編號：AD5256）旁的政府垃圾桶，使垃圾經常放滿，部份更放置於垃圾桶旁邊，影響衛生及阻礙村民出入（參見附件 1 中的 GV3 及 GV4）。同時，本人亦發現有人在上址將污水渠直接接駁到明渠（位於燈柱編號：AD5255 至 AD5256 之間的明渠），有關行為增加途行村民感染傳染病的風險（參見附件 1 中的 GV1 及 GV2）。

此外，上址改建亦會增加本村的行車道交通負荷。本村只有一條單線雙程行車路（即：五和路）連接對外交通，而現時已有最少三個露天停車場連接在五和路。因此，可以預見上址改建後作商業用途，定必增加道路使用量，為本村唯一的行車路增添負荷。

由此可見，若貴 會批准有關申請，該業主/佔用人擴充業務只會令本村的
治安、衛生及交通情況惡化，因此本人反對上址有關(A/YL/324)的申請。

蔡屋村居民代表
蔡家驄先生

附件：附件 1 一份（共三頁）

二零二五年一月二十七日

附件 1：(圖片擷取自政府地理資訊地圖，地點為燈柱編號 AD5256 附近)





GV1：污水渠直接接駁到明渠



GV2：污水渠直接接駁到明渠及包裝垃圾及現時上址店鋪產生的垃圾



GV3: 垃圾桶滿瀉，部份垃圾屬於上址的商業垃圾



GV4: 鄰近燈柱編號:AD5256 外的包裝垃圾

From:

Sent:

2025-08-25 星期一 03:03:58

To:

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

Subject:

A/YL/324 DD 115 Tung Tau Tsuen

A/YL/324

Lot 234 RP in D.D. 115, Tung Tau Tsuen, Yuen Long

Site area: About 404sq.m

Zoning: "VTD"

Applied use: Shop and Services / **6 Years**

Dear TPB Members,

Object to such a long approval period. These village shops have a bad record when it comes to fulfilling conditions.

This is a first-time application and the operation has issues.

Members have a duty to exercise prudence and if approved, only for the standard 3 years.

Mary Mulvihill