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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

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

2501461

30.6.2025

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TYST/1329
	Date Received 收到日期	2025-08-21

- 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)

ON GAIN HOLDINGS LIMITED
安興集團有限公司

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)

Pinnacle Surveyors Limited
永力高測量師行

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots Nos. 1170, 1171, 1175(Part), 1176, 1177, 1178 & 1179 in DD 121, Tong Yan San Tsuen, Yuen Long, New Territories 新界元朗唐人新村丈量約份第121約地段第1170, 1171, 1175(部份), 1176, 1177, 1178 及1179號
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,942.32 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 516 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 Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D) 住宅(丁類)
(f) Current use(s) 現時用途	Vacant 空置 (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**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

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

Proposed Temporary Shop and Services (Selling of Gardening, Gardening Tools and Construction Materials) for a period of 3 years

擬議臨時商店及服務行業 (園藝及園藝用品/建築材料銷售) 為期 3 年

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 1,426.32sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 516sq.m ☒ About 約

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

Proposed domestic floor area 擬議住用樓面面積 /sq.m ☒ About 約Proposed non-domestic floor area 擬議非住用樓面面積 516sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 516sq.m ☒ About 約

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

-Structure S1: Electric Meter Room (Not exceeding 3m, 1 storey)

-Structure S2: Toilet (Not exceeding 3m, 1 storey)

-Structure S3: Open-sided Weather Shelter (Not exceeding 6m, 1 storey)

-Structure S4 and Structure S5 : Shop (Each not exceeding 6m, 1 storey)

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 2

Motorcycle Parking Spaces 電單車車位 /

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

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

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

Others (Please Specify) 其他 (請列明) /

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

Taxi Spaces 的士車位 /

Coach Spaces 旅遊巴車位 /

Light Goods Vehicle Spaces 輕型貨車車位 1

Medium Goods Vehicle Spaces 中型貨車車位 /

Heavy Goods Vehicle Spaces 重型貨車車位 /

Others (Please Specify) 其他 (請列明) /

Proposed operating hours 擬議營運時間 Mondays to Sundays, including public holidays, 8:00 am to 7:00 pm. 星期一至星期日，包括公眾假期，上午 8:00 至下午 7:00。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) - accessible from Tong Yan San Tsuen Road via a local access - 經唐人新村路前往	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

Please see Appendix 1 請見附錄1

8. Declaration 聲明

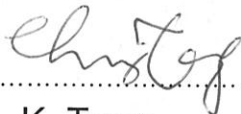
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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



K. Tang

Name in Block Letters

姓名（請以正楷填寫）

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

Consultant

Position (if applicable)

職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☒ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

on behalf of

代表

Pinnacle Surveyors Limited 永力高測量師行

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


Date 日期

12/06/2025

(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 <u>as far as possible</u> . 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 Nos. 1170, 1171, 1175(Part), 1176, 1177, 1178 & 1179 in DD 121, Tong Yan San Tsuen, Yuen Long, New Territories 新界元朗唐人新村丈量約份第121約地段第1170, 1171, 1175(部份), 1176, 1177, 1178 及 1179號
Site area 地盤面積	1,942.32 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14
Zoning 地帶	Residential (Group D) 住宅(丁類)
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Selling of Gardening, Gardening Tools and Construction Materials) for a period of 3 years 擬議臨時商店及服務行業(園藝及園藝用品/建築材料銷售)為期 3 年

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Nil <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	516 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.27 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	Nil	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	Nil	<input type="checkbox"/> m 米 (Not more than 不多於)
		Nil	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	6	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	27 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 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) _____ _____		2 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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) _____ _____		1 (LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Lot Index Plan & Plan Showing Nearest Public Transport Services		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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"/>
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。

Executive Summary

1. The application site (the Site), which comprises 7 private lot, is on Lots Nos. 1170, 1171, 1175(Part), 1176, 1177, 1178 & 1179 in DD 121, Tong Yan San Tsuen, Yuen Long, New Territories.
2. The area of the Site is about 1,942.32m². No Government Land is involved.
3. The Site falls within an area zoned “Residential (Group D)” (“R (D)”) on the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14.
4. The applied use of the Site is ‘Proposed Temporary Shop and Services (Selling of Gardening, Gardening Tools and Construction Materials)’ for a period of 3 years. It is a Column 2 use within “R (D)” zone which requires planning permission from the Town Planning Board.
5. 5 single-storey temporary structures having a total gross floor area of about 516 m² with building height from about 3m to 6 m are proposed to be erected on the Site for selling of gardening, gardening tools and construction materials use.
6. The operation hours of the Site are from 8 a.m. to 7 p.m., daily, including public holidays.

行政摘要

1. 申請場地 涉及 7 幅私人地段，位於新界元朗唐人新村丈量約份第 121 約地段第 1170、1171、1175(部分)、1176、1177、1178 及 1179 號 (簡稱“該地盤”)。
2. 該地盤的面積約為 1,942.32 平方米，當中不涉及政府土地。
3. 該地盤位於唐人新村分區計劃大綱核准圖則編號 S/YL-TYST/14 上之地區，現時劃為「住宅(丁類)」地帶。
4. 該地盤之申請用途為「擬議臨時商店和服務（銷售園藝、園藝工具和建築材料）」(為期 3 年)，屬於上述分區大綱圖則上之「住宅(丁類)」地帶的第 2 欄用途範圍內，該用途須向城市規劃委員會申請，獲得規劃許可才可進行。
5. 申請場地擬建 5 棟單層臨時構築物，其總建築面積約 516 平方米，建築高度約為 3 米至 6 米。用於銷售園藝、園藝工具和建築材料等用途。
6. 申請場地的營業時間為每天上午 8 點至晚上 7 點，包括公眾假期。

JUSTIFICATIONS

1. Applied Use

The applied use is 'Proposed Temporary Shop and Services (Selling of Gardening, Gardening Tools and Construction Materials)' for a period of 3 years (the proposed development).

Location

2. The application site (the Site) is on Lots Nos. 1170, 1171, 1175(Part), 1176, 1177, 1178 & 1179 in DD 121, Tong Yan San Tsuen, Yuen Long, New Territories. It is accessible from Tong Yan San Tsuen Road via a local access **(Plans 1 and 2)**.

Site Area

3. The site area is about 1,942.32 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned "Residential (Group D)" ("R (D)") on the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14.
5. According to the Notes of the OZP, 'shop and services' use is a Column 2 use within "R (D)" zone, which requires planning permission from the Town Planning Board (the Board).

Development Parameters

6. The following table explains the details of the proposed structures on the Site **(Plan 3)**:

No.	Structures / Uses	Floor Area (about) (m ²)	Covered Area (about) (m ²)	Height (about) (m)	No. of Storey
S1	ELECTRIC ROOM	4	4	3	1
S2	TOILET	6	6	3	
S3	OPEN-SIDED WEATHER SHELTER	50	50	6	
S4	SHOP	228	228	6	
S5	SHOP	228	228	6	
	Total	516	516		

7. The Site is accessible from Tong Yan San Tsuen Road via a local access. An entrance of about 14m in width is provided for vehicular access at the north-eastern part of the Site. 2 nos. of parking spaces for private cars and 1 parking space for light goods vehicles (LGVs) are provided within the Site. Sufficient space is provided for vehicle maneuvering within, entering and leaving the Site **(Plan 3)**.
8. Operation hours are from 8 a.m. to 7 p.m., daily, including public holidays.
9. To help protect the environment, customers are encouraged to get to the Site by public transport services as a green public light bus stop is available at a distance of about 170 m to the north-east of the Site. The estimated walking time is about 3 minutes. The 3 nos. of staff to be employed for the operation of the Site will also commute to the Site by the said green public light bus route. The trip generation and attraction rates are expected to be 5 trips per day respectively (i.e. 10 trips per day), mainly induced from customers who visit the Site by vehicles. **(Plan 4 and Table 1)**.
10. In view of the low trip attraction and generation rates, adverse traffic impacts arising from the proposed development to the adjacent area and road network are not expected.
11. No medium/heavy goods vehicles or container trailers/tractors are allowed to access the Site.

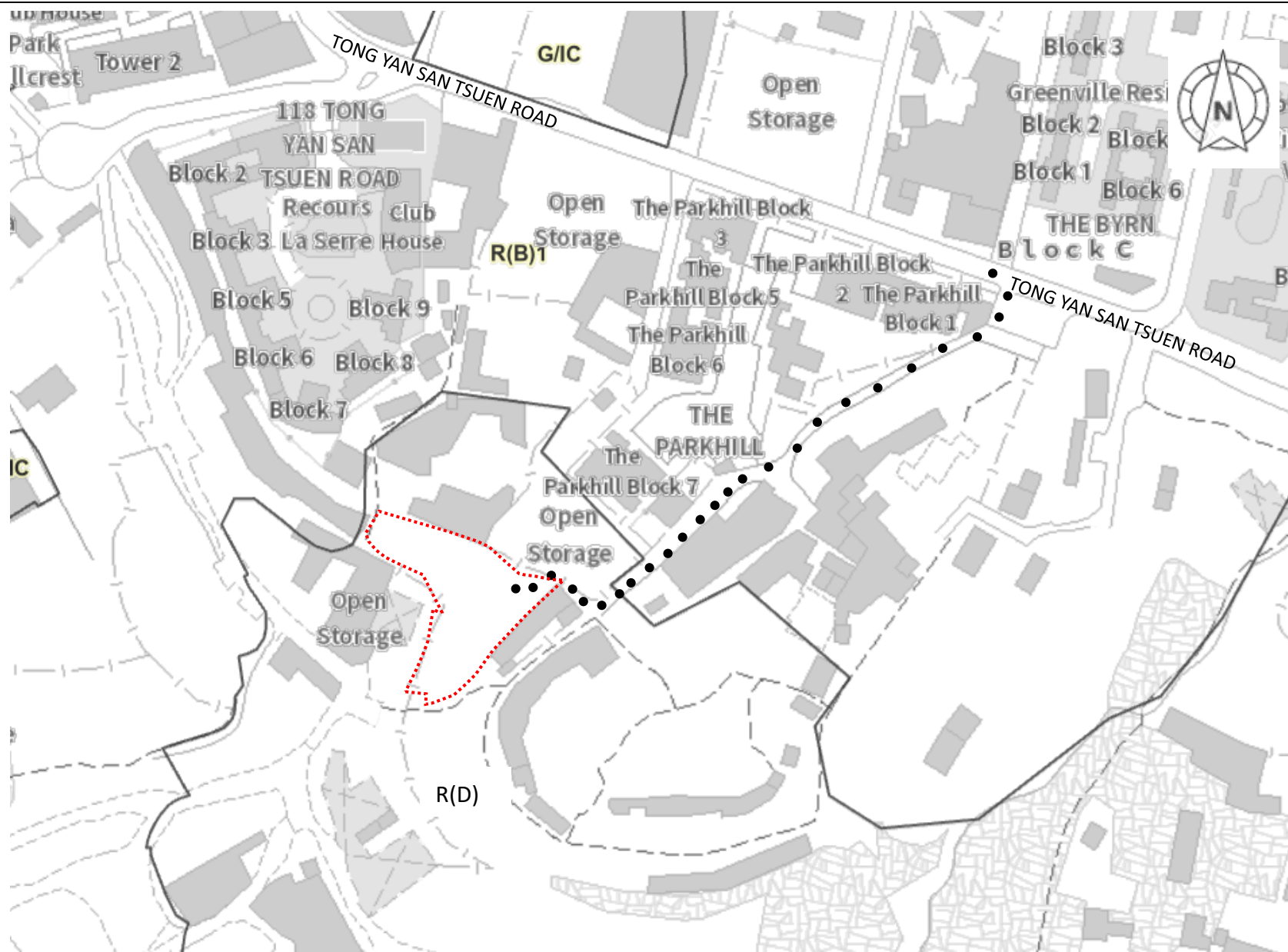
Justifications

12. At present, there is no proper shop for the sale of gardening and garden building materials in the vicinity to meet the heavy demands of those residents living in the nearby low-rise residential estates along Sha Tseng Road and Tong Yan San Tsuen Road. Residents have to travel to Yuen Long town for these products. The proposed development will help meet such local demands.
13. The Site, being in close proximity to all residential estates in the area, is accessible via a local access leading from Tong Yan San Tsuen Road. It is a 3-minute walk from the Green Public Light Bus stop at Tong Yan San Tsuen Road to the Site whereas residents from either The Eldorado (金碧花園) or the Park Villa (柏薊) afar will take about 10 minutes on foot to reach the Site. Residents can also travel to the Site by taking the Green Public Light Buses that serve the area. The vehicular traffic generated and attracted by the proposed development is minimal, thus, no adverse traffic impact on the surroundings is envisaged.
14. As a matter of fact, the Proposed Development is not incompatible with the surrounding area. It helps act as a buffer for mitigating those unpleasant impacts generated from the nearby warehouse and open storage of construction materials development on Lot No. 551 in DD 121, recently approved by the Board under case no. A/YL-TYST-1234.
15. At present, the applicant, who is also the land owner, has no intention to develop the Site for residential use in accordance with the OZP zoning since he intends to acquire more land for a sizable development. Pending the successful acquisition of additional land, the applicant would like to utilize the Site for the Proposed Development on a temporary basis. Hence, approval of this application will not jeopardize the long-term planning intention.
16. With reference to the Revised Recommended Outline Development Plan, the Site falls within the boundary of the proposed YLS Development – Stage 4, tentatively programmed to be implemented in 2038. Thus, approval of this application for short-term use in the interim will neither cause hindrance to any government projects nor frustrate the long-term development of the area.
17. The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and Professional Persons Environmental Consultative Committee Practice Notes' issued by Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.
18. Similar s.16 application for the same use (i.e. Shop & Services) in the same R(D) zone, namely, A/YL-TYST/1127 was approved by TPB. Therefore, approval of this application is actually in line with the Board's previous decision.

Conclusion

19. The proposed development will not create any significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. Adequate mitigation measures, where necessary, will be provided after the obtaining the planning approval from the Board.
20. In view of the above, the Board is hereby respectfully requested to approve the subject application for "Proposed Shop and Services (Sales of Gardening, Gardening tools and construction materials) use" on the Site for a period of 3 years.

- End -



PLAN 1

CONSULTANT
PINNACLE SURVEYORS LIMITED

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

PROJECT

**PROPOSED TEMPORARY SHOP
AND SERVICES USE
(SELLING OF GARDENING, GARDENING
TOOLS AND CONSTRUCTION MATERIALS)
FOR A PERIOD OF 3 YEARS**

SITE LOCATION

**LOTS NO. 1170, 1171, 1175(PART),
1176, 1177, 1178 & 1179 IN
DD 121, TONG YAN SAN TSUEN,
YUEN LONG, NEW TERRITORIES**

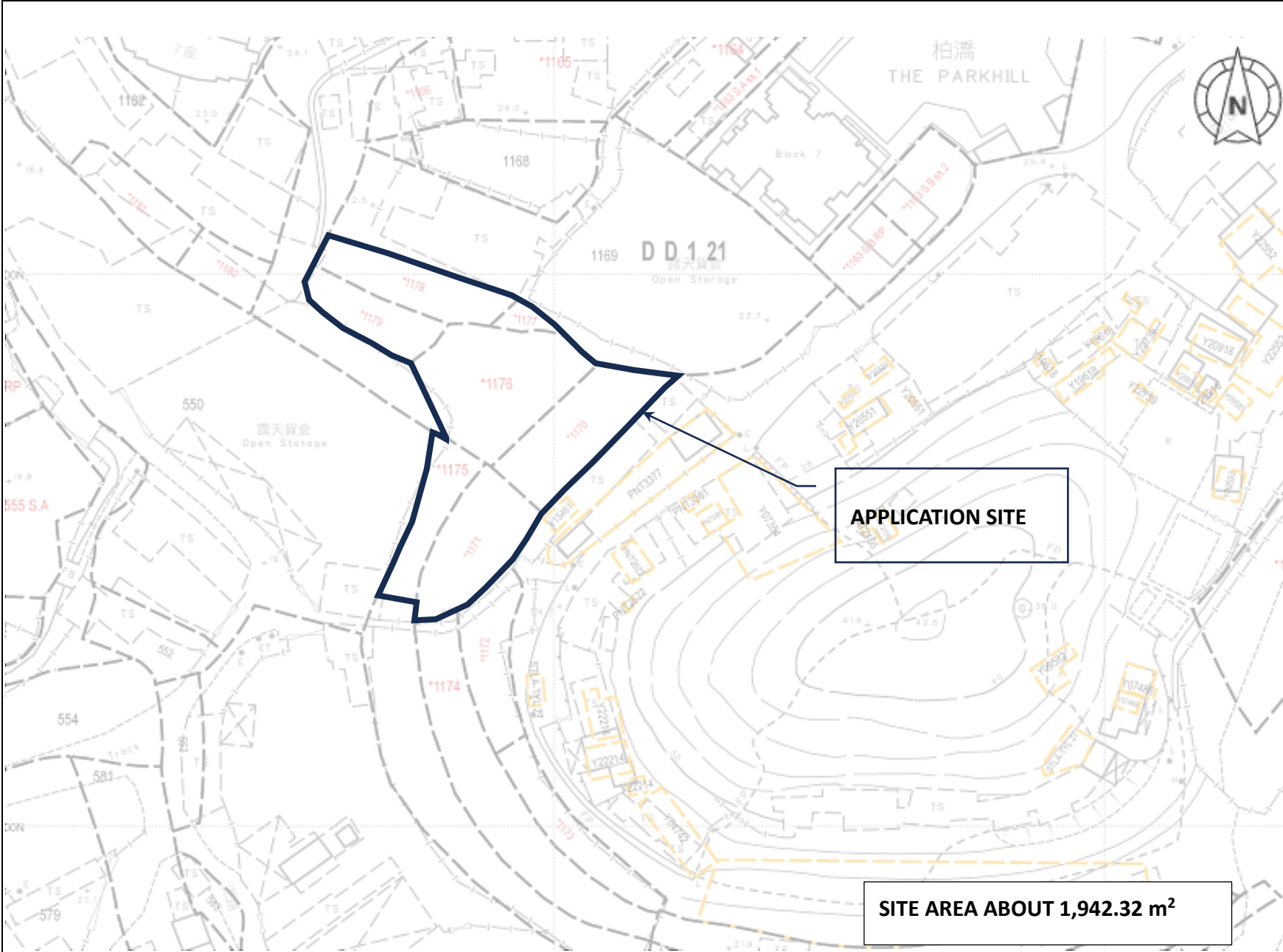
DRAWN BY SN	DATE 28 JAN 2025
CHECKED BY CS	DATE 28 JAN 2025

DWG TITLE
LOCATION PLAN

DWG NO. **P1**

LEGEND

	
APPLICATION SITE	VEHICULAR ACCESS



PLAN 2

CONSULTANT

PINNACLE SURVEYORS LIMITED

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

PROJECT

**PROPOSED TEMPORARY SHOP
AND SERVICES USE
(SELLING OF GARDENING, GARDENING
TOOLS AND CONSTRUCTION MATERIALS)
FOR A PERIOD OF 3 YEARS**

SITE LOCATION

**LOTS NO. 1170, 1171, 1175(PART),
1176, 1177, 1178 & 1179 IN
DD 121, TONG YAN SAN TSUEN,
YUEN LONG, NEW TERRITORIES**

SCALE
1:1000

DRAWN BY
SN

DATE
28 JAN 2025

CHECKED BY
CS

DATE
28 JAN 2025

DWG TITLE
LOT INDEX PLAN

DWG NO. **P2**

LEGEND



APPLICATION SITE

PLAN 3

CONSULTANT

PINNACLE SURVEYORS LIMITED

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

PROJECT

**PROPOSED TEMPORARY SHOP
 AND SERVICES USE
 (SELLING OF GARDENING, GARDENING
 TOOLS AND CONSTRUCTION MATERIALS)
 FOR A PERIOD OF 3 YEARS**

SITE LOCATION

**LOTS NO. 1170, 1171, 1175(PART),
 1176, 1177, 1178 & 1179 IN
 DD 121, TONG YAN SAN TSUEN,
 YUEN LONG, NEW TERRITORIES**

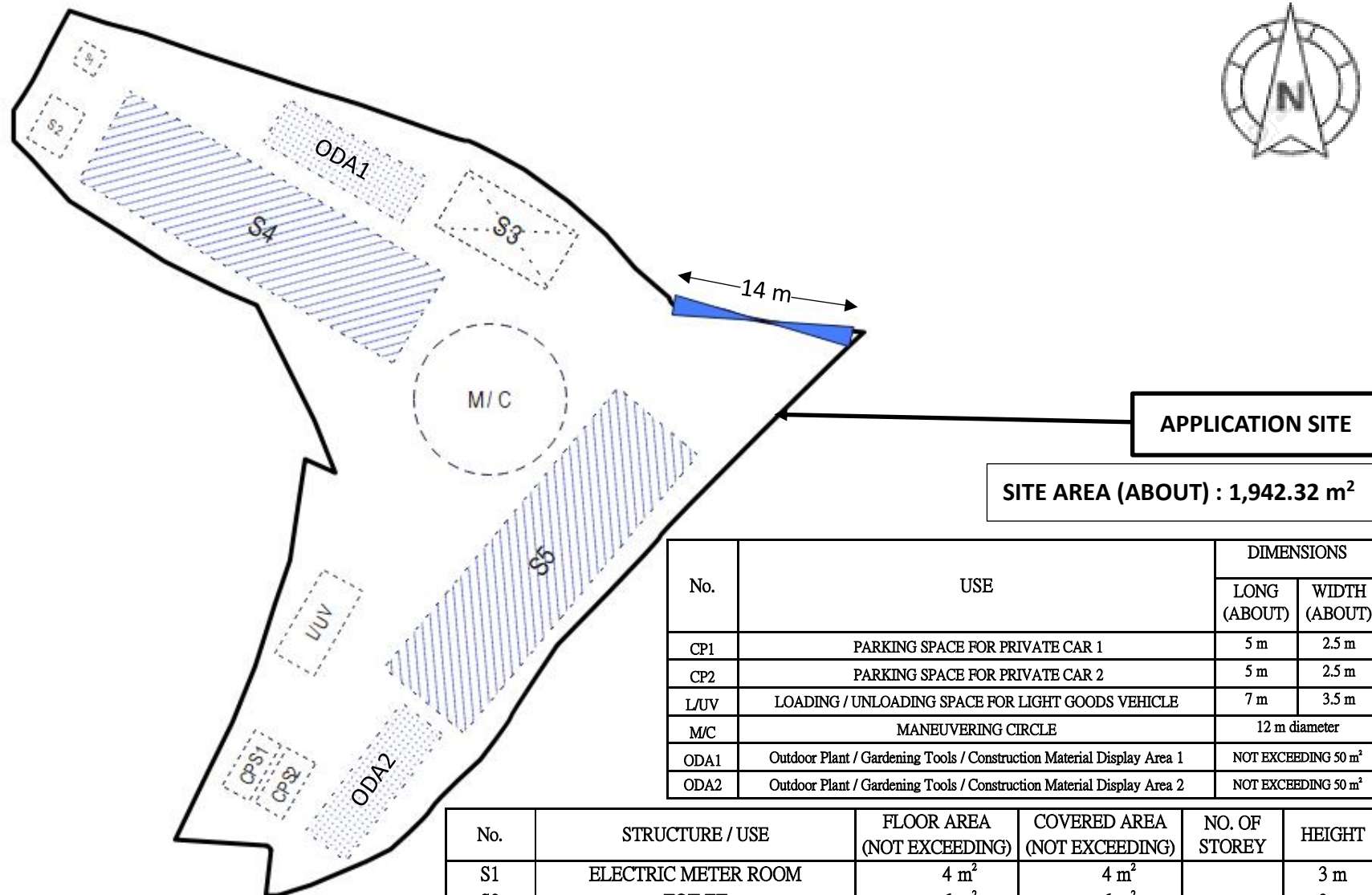
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DRAWN BY
SN DATE
28 JAN 2025

CHECKED BY
CS DATE
28 JAN 2025

DWG TITLE
SITE LAYOUT PLAN

DWG NO. **P3**



No.	USE	DIMENSIONS	
		LONG (ABOUT)	WIDTH (ABOUT)
CP1	PARKING SPACE FOR PRIVATE CAR 1	5 m	2.5 m
CP2	PARKING SPACE FOR PRIVATE CAR 2	5 m	2.5 m
L/UV	LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE	7 m	3.5 m
M/C	MANEUVERING CIRCLE	12 m diameter	
ODA1	Outdoor Plant / Gardening Tools / Construction Material Display Area 1	NOT EXCEEDING 50 m²	
ODA2	Outdoor Plant / Gardening Tools / Construction Material Display Area 2	NOT EXCEEDING 50 m²	

No.	STRUCTURE / USE	FLOOR AREA (NOT EXCEEDING)	COVERED AREA (NOT EXCEEDING)	NO. OF STOREY	HEIGHT
S1	ELECTRIC METER ROOM	4 m²	4 m²	1	3 m
S2	TOILET	6 m²	6 m²		3 m
S3	OPEN-SIDED WEATHER SHELTER	50 m²	50 m²		6 m
S4	SHOP	228 m²	228 m²		6 m
S5	SHOP	228 m²	228 m²		6 m
TOTAL AREA (NOT EXCEEDING)		516 m²	516 m²		

LEGEND



APPLICATION SITE



PRIVATE CAR
 PARKING SPACE



LIGHT GOODS VEHICLE
 LOADING / UNLOADING SPACE



MANOEUVRING CIRCLE



VEHICULAR
 INGRESS / EGRESS



PLAN 4

CONSULTANT

PINNACLE SURVEYORS LIMITED

ADDRESS

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

PROJECT

**PROPOSED TEMPORARY SHOP
AND SERVICES USE**
(SELLING OF GARDENING, GARDENING
TOOLS AND CONSTRUCTION MATERIALS)
FOR A PERIOD OF 3 YEARS

SITE LOCATION

**LOTS NO. 1170, 1171, 1175(PART),
1176, 1177, 1178 & 1179 IN
DD 121, TONG YAN SAN TSUEN,
YUEN LONG, NEW TERRITORIES**

DRAWN BY
SN

DATE
28 JAN 2025

CHECKED BY
CS

DATE
28 JAN 2025

DWG TITLE
**PLAN SHOWING NEAREST
PUBLIC TRANSPORT SERVICES**

DWG NO. P4



LEGEND


APPLICATION SITE

 專線小巴
Green Light Bus Stop

 
Start / Destination Point


Walking Path

TABLE 1

ESTIMATION OF TRIP GENERATION AND ATTRACTION FROM THE PROPOSED DEVELOPMENT		FOR S.16 PLANNING APPLICATION OF PROPOSED TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN “RESIDENTIAL (GROUP D)” ZONE ON LOTS NOS. 1170, 1171, 1175 (PART), 1176, 1177, 1178 & 1179 IN DD 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES
CAR PARKING PROVISION ON SITE		
Type of Space	Car Parking Space	Loading / Unloading Space
Dimensions	5.0 M.(L) X 2.5 M. (W)	7.0 M.(L) X 3.5 M. (W)
User	Private Car For Visitors	Light Good Vehicle For Visitors / Goods Suppliers
No. of Space	2	1

TRIP GENERATION ESTIMATES					
Time Period	Mondays to Sundays, including Public Holidays.				
	Private Car		Light Goods Vehicle		No. of Vehicular IN / OUT Movements
	IN	OUT	IN	OUT	
08:00 – 09:00	0	0	0	0	0
09:00 – 10:00	1	0	0	0	1
10:00 – 11:00	0	1	0	0	1
11:00 – 12:00	0	0	1	0	1
12:00 – 13:00	0	0	0	1	1
13:00 – 14:00	0	0	1	0	1
14:00 – 15:00	1	0	0	0	1
15:00 – 16:00	1	1	0	0	2
16:00 – 17:00	0	1	0	0	1
17:00 – 18:00	0	0	0	1	1
18:00 – 19:00	0	0	0	0	0
Total no. of Trips	3	3	2	2	10
Average no. of Trips per hour	0.27	0.27	0.18	0.18	0.90

Conclusion:

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

Edwin Wai Shing YEUNG/PLAND

寄件者: Seven Ng <[REDACTED]>
寄件日期: 2025年11月05日星期三 17:16
收件者: tpbpd/PLAND
副本: Wai Lap TANG/PLAND; Spencer Ka Tsun LEUNG/PLAND; Edwin Wai Shing YEUNG/PLAND; [REDACTED]
主旨: [Departmental comments] Planning Application No. Planning Application No. A/YL-TYST/1329 (Resend)
附件: Quotation for the Provision of Portable Toilet Services.pdf
類別: Internet Email

To: Secretary of Town Planning Board

Dear Sir,

We refer to the captioned application No. A/YL-TYST/1329 and would like to submit further information in replying comments raised from the Environmental Protection Department on 30 September 2025.

1. Our clients would propose to have a portable toilet provided on site.
2. Our clients would appoint a licensed collector who will provide the services in collecting and disposing the sewage and waster from the portable toilet.
3. Enclosed is the quotation with details on the Provision of the Portable Toilet Rental Service from a licensed collector "Toi Toi Hong Kong Ltd." for your consideration and clarification.

In the meantime, we would also like to address the concern on the scale of the proposed use which was considered excessive for shop and services on the site raised on previous s.16 application no. A/YL-TYST/1116 from Town Planning Board decision dated 29-10-2021.

1. It is due to the bulky nature of our products (Garden goods) so that it requires more space to accommodate them.
2. It's the owner's concern that too much built-over area (for the erection of temporary structures thereon) in an area zoned R(D) may adversely affect the s16 application. Thus, only the minimum required built-over area for running the business was proposed, leaving more spaces for use by the prospective clients visiting the shop.

We hope the above information can clarify the issues and address the concerns raised from EPD and Plan D.

Should you have any enquiries, please feel free to contact us for further information.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential
Best Regards,

Seven Ng

Pinnacle Surveyors Limited

cc : Wai Lap TANG / PLAND

Spencer Ka Tsun LEUNG / PLAND

Edwin Wai Shing YEUNG /PLAND

Chris TANG

ToiToi Hong Kong Limited



Tel: [REDACTED]

Fax: [REDACTED]

Monday, October 20, 2025

Reference: TT/PT/25/10022090/ AC

Mr. Miu

Ki Tat Construction Development Limited

Fax: [REDACTED]

Tel: [REDACTED]

Re: Portable Toilet Rental Service Quotation

We thank you for your interest in our Toi Toi Portable Toilet System regarding the above captioned. We are pleased to submit our quotation for your consideration.

Portable Toilet Equipment	Package Charge HK\$
<p><u>2 Units of:</u></p> <p>NEW TOI TOI FF Squatting Style x1, Sitting Style x 1</p> <ul style="list-style-type: none">▪ Flushing system▪ Hand washing sink▪ Urinal▪ Concealed toilet bowl▪ With 1 roll of toilet paper	<p>HK\$950.00 / unit / month</p> <p>Inclusive of rental, eight times per month hygiene cleaning service and installation.</p> <p>Not inclusive midnight and public holiday delivery, pick up and hygiene cleaning service.</p> <p>Additional hygiene cleaning service charge: HK\$100.00 / time / unit</p>



- Transportation** : HK\$400.- per unit (round trip)
- Relocation** : HK\$200.- / unit / time
- Location** : Tong Yan San Tsuen DD121 LOT1170, Yuen Long
- Service Schedule** : *Not including Sunday, Public Holidays and Labour Holidays*
➤ Provision of waste water desludging services
➤ Provision of dry cleaning services for the toilet interior
Including government dumping charges, cleaning the toilet interior, emptying the waste holding tank, refilling fresh water and toilet paper.
- Rental Period** : approximate 12 months
- Payment Terms** : Net 30 days
➤ Deposit HK\$2,000.- / unit payment in advance once order is confirmed.
- Termination** : One month prior written notice.
- Remarks** : 1.) Invoice Prorate should be based on 30 days for each month.
2.) Minimum Monthly Charges: one month rental and eight times service charges per month
3.) The hirer should be responsible for the third party insurance within the hire period
- Reasonable Access** We require your site to provide Reasonable Access for our service staff including:
1.) Performing the services within a **REASONABLE** time and distance (within 15 minutes and 5 meters) and **NO** time restrictions.
2.) Use of reasonable labour force to gain access & to perform the services.
3.) Work in safe site conditions.
4.) No signed form(s) will be provided except for safety reason.
***We may terminate rental services at any time if Reasonable Access is not achieved.**

To confirm your order, simply sign this letter and fax back the whole set of quotation. Should you have any queries, please contact me at [REDACTED] or E-mail: [REDACTED]

Yours Sincerely,

For and on behalf of
Toi Toi Hong Kong Limited

Alex Cheung

Alex Cheung
Sales & Accounts Manager

Accepted and Confirmed By
Ki Tat Construction Development Limited
Signature &
Company Chop
Required

Authorized signature with chop
Name / Title:
Date:

(Members of Environmental Contractors Management Association)

Previous Application covering the Application Site

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/1116	Proposed Temporary Shop and Services for a Period of 3 Years	29.10.2021	(1), (2)

Rejection Reason(s):

- (1) The proposed development was not in line with the planning intention of the “R(D)” zone.
- (2) The scale of the proposed development is considered excessive and the applicant fails to justify the need for the large open areas of the site.

**Similar Applications within/straddling the subject “R(D)” Zone
on the Tong Yan San Tsuen OZP since 2020**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/998*	Temporary Shop and Services for a Period of 3 Years	26.5.2020 [revoked on 26.8.2022]
2	A/YL-TYST/1127^	Proposed Temporary Shop and Services for a Period of 3 Years	14.1.2022
3	A/YL-TYST/1219*	Temporary Shop and Services for a Period of 3 Years	14.7.2023 [revoked on 14.4.2025]
4	A/YL-TYST/1294^	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	10.1.2025
5	A/YL-TYST/1336	Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years	7.11.2025

Remarks:

- * Straddling the adjacent “Village Type Development” zone.
^ Straddling the adjacent “Residential (Group B) 1” zone.

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TYST/1047	Proposed Temporary Shop and Services for a Period of 3 Years	9.10.2020	(1), (2)
2	A/YL-TYST/1064	Proposed Temporary Shop and Services for a Period of 3 Years	22.1.2021	(1)

Rejection Reason(s):

- (1) The proposed development was not in line with the planning intention of the “R(D)” zone.
- (2) The scale of the proposed development is excessive and the applicant fails to justify the height of the proposed structure.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application; and
- the application site (the Site) comprises Old Schedule Agricultural Lots 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.

2. Traffic

(a) Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic engineering perspective; and
- the local track and footpath leading to the Site is not under her purview.

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

No adverse comment on the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

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

4. Drainage

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

- no in-principle objection to the development from the public drainage point of view provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected; and
- should the application be approved by the Town Planning Board (the Board), approval conditions requiring the submission, implementation and maintenance of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

5. Fire Safety

Comments of the Director of Fire Services (D of FS):

No in-principle objection to the proposal subject to fire service installations being provided to his satisfaction.

6. Building Matters

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

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application; and
- it is noted that five structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

7. Long-Term Development

(a) Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Revised Recommended Outline Development Plan of YLS New Development Area (NDA) promulgated in May 2020, the Site falls partly within an area zoned “Residential – Zone 5” and partly within an area shown as ‘Road’; and
- the objective of YLS NDA is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of three years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS NDA.

(b) Comments of the Project Manager (West) (PM(W)), CEDD:

No objection to the application.

8. District Officer's Comments

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

His office did not receive any feedback from locals.

9. Other Departments

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Services (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it 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 his department. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the application site (the Site); and
 - (ii) 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;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) his department should not be responsible for the maintenance of any access connecting the Site and Tong Yan San Tsuen Road; and
 - (ii) adequate drainage measures should 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 (DEP) that:
 - (i) the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding areas; and
 - (ii) licensed collectors should be arranged to collect and dispose the sewage and waste from the proposed use regularly;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
 - (ii) 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
 - (iii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant should be required to seek comment from relevant departments and submit relevant technical assessment(s) as necessary;
- (g) 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) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority, they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) 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 construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings 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; and
- (h) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that:
 - (i) based on the preliminary project boundary of the proposed Yuen Long South New Development Area (YLS NDA), the Site falls within the boundary of the proposed YLS NDA – Third Phase Development. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong and the detailed implementation programme with phasing and packaging of works for YLS NDA – Third Phase Development is being formulated; and
 - (ii) the Site might be subject to land resumption for the implementation of YLS NDA – Third Phase Development which might take place at any time before the expiry of the temporary planning permission and thus the applicant shall be advised not to carry out any substantial works on the Site in view of the planned YLS NDA – Third Phase Development.

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

參考編號

Reference Number:

250919-125339-03228

提交限期

Deadline for submission:

19/09/2025

提交日期及時間

Date and time of submission:

19/09/2025 12:53:39

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1329

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. TANG KWOK PONG

意見詳情

Details of the Comment :

致城市規劃委員會:

本人支持此規劃申請，理由是：

1. 增設商店能大大減低附近居民需要進出市中心的購物需求，方便附近居民購物；
2. 申請地方現在是塊空地，商店的燈光及人流能提升安全，減少罪案發生；
3. 有效利用閒置土地。

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

參考編號

Reference Number:

250919-125046-63125

提交限期

Deadline for submission:

19/09/2025

提交日期及時間

Date and time of submission:

19/09/2025 12:50:46

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1329

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. LI KIN LING

意見詳情

Details of the Comment :

致城市規劃委員會:

本人支持在上述地段的規劃申請，理由是：

1. 附近一帶沒有店舖，此申請將方便附近居民購物；
2. 此申請商店銷售園藝及園藝用品，附合附近居民的生活環境及習慣；
3. 能創造就業機會。

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

參考編號

Reference Number:

250919-125224-85387

提交限期

Deadline for submission:

19/09/2025

提交日期及時間

Date and time of submission:

19/09/2025 12:52:24

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1329

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CHAN MAN CHUN

意見詳情

Details of the Comment :

致城市規劃委員會:

本人支持在上述地段的規劃申請，理由有下列幾點：

1. 附近的土地很多是違例發展或棕地，此申請將幫助規範化附近的土地；
2. 增加附近居民的就業機會；
3. 商店選址合適，不但不會影響附近環境，更能美化環境。

城市規劃委員會
城市規劃委員會主席
何珮玲女士, J.P.

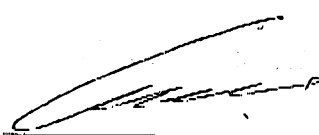
何珮玲主席:

新界元朗唐人新村丈量約份第 121 約地段第 1170 號、第 1171 號、
第 1175 號(部分)、第 1176 號、第 1177 號、第 1178 號及第 1179 號
擬議臨時商店及服務行業(為期 3 年)
(申請編號: A/YL-TYST/1329)

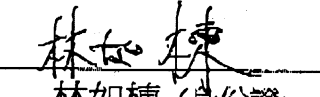
就有關上述規劃申請擬議臨時商店及服務行業(申請編號: A/YL-TYST/1329), 我們現向 貴委員會提出反對意見。

由於上述申請地點位於住宅用地, 如申請地點用作臨時商店及服務行業, 將不符合元朗南房屋發展計劃的規劃。除此之外, 上述申請地點沒有完善的道路設施, 現時只有一條狹窄的小路, 對大型車輛行駛造成困難, 難以進出貨倉, 更容易造成交通阻塞及危害行人安全。因此, 村民提出強烈反對。

鑒於以上理由, 我們懇請 貴會再三考慮, 接納上述意見, 否決有關規劃申請。

唐人新村(一)村代表: 
周錦明 (身份證:)

唐人新村(二)村代表: 
鄧喬丰 (身份證:)

唐人新村(三)村代表: 
林如棟 (身份證:)

聯絡地址
聯絡電話

2025 年 9 月 16 日

From:
Sent: 2025-09-19 星期五 03:21:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-TYST/1329 DD 121 Tong Yan San Tsuen

A/YL-TYST/1329

Lots 1170, 1171, 1175 (Part), 1176, 1177, 1178 and 1179 in D.D. 121, Tong Yan San Tsuen

Site area: About 1,942sq.m

Zoning: "Res (Group D)"

Applied use: Shop and Service / 3 Vehicle Parking

Dear TPB Members,

1116 rejected 29 Oct 2021. Government land dropped.

Previous objections applicable and upheld. This is a warehouse operation and not compatible with the nearby residential cluster.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 30 September 2021 3:49 AM HKT
Subject: A/YL-TYST/1116 DD 121 Tong Yan San Tsuen

A/YL-TYST/1116

Lots 1169 (Part), 1170, 1171, 1175 (Part), 1176, 1177, 1178 and 1179 in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen

Site area : About 2,320sq.m

Zoning : "Res (Group D)"

Applied use : Shop and Service / 3 Vehicle Parking

Dear TPB Members,

The OZP was recently approved and the Res D zoning reflects existing residential clusters.

While the application purports to be retail, the actual intention appears to be storage of building materials, a brownfield use not appropriate close to residential compounds.

In addition the size of the government land is not provided.

Mary Mulvihill