

2026年 7月 22日

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

The application is received on 2026-07-22.
The 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YCNSW/374
	Date Received 收到日期	2026-07-22

- 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)

OZZO Engineering (HK) Limited

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

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

Toco Planning Consultants Limited

達材都市規劃顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots. 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part), and 1327 RP (Part) in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 941.07 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 621.12 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	72 sq.m 平方米 ☒ 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 Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12
(e) Land use zone(s) involved 涉及的土地用途地帶	Undetermined
(f) Current use(s) 現時用途	It is currently occupied by 4 blocks of structures with uses comprising of convenience store, vending machine room, showroom, toilets, traffic equipment storage use, CLP and Water Supplies Department meter facilities. There are also 6 parking spaces within the site. (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 at15.7.2026..... (DD/MM/YYYY), this application involves a total of1..... “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) of1..... “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)
1	Lot Nos. 999 S.E, 1001 S.A RP, 1002 S.A RP, and 1327 RP in D.D. 115	14.7.2026

(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	 (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 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	sq.m ☐ About 約
Proposed covered land area 擬議有上蓋土地面積	sq.m ☐ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....
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	sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積	sq.m ☐ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
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	.....
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	.....
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			
.....			
.....			
(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	☐ 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))	
	No 否	☐ 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	☐ Please provide details 請提供詳情	
	No 否	☐	
(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	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 .....m 米 ☐ About 約	
	No 否	☐	
(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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 ☐ No 不會 ☐ Yes 會 ☐ No 不會 ☐ Yes 會 ☐ No 不會 ☐ Yes 會 ☐ No 不會 ☐ Yes 會 ☐ No 不會 ☐ Yes 會 ☐ No 不會 ☐ Yes 會 ☐ No 不會 ☐ Yes 會 ☐ No 不會 ☐ Yes 會 ☐ No 不會 ☐ Yes 會 ☐ No 不會 ☐

	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)
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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/ <u>YL-NSW</u> / <u>320</u>
(b) Date of approval 獲批給許可的日期	<u>22.9.2023</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>22.9.2026</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Shop and Services (Convenience Store and Showroom), Eating Place and Storage Use for Traffic Information Technology System Facilities with Ancillary Site Office and Solar Panels for a Period of 3 Years in "Undetermined" Zone
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☒ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☒ year(s) 年 <u>3</u> ☐ month(s) 個月

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 attached Planning Statement.

8. Declaration 聲明

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

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

Signature

簽署


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

CHAN TAT CHOI

Managing Director

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

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

on behalf of

代表

Toco Planning Consultants Limited

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

Date 日期

15.7.2026

(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 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part), and 1327 RP (Part) in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long 元朗凹頭丈量約份第115約地段第999號E分段(部分)、1001號A分段餘段(部分)、 1002號A分段餘段(部分)、1327號餘段和毗連政府土地
Site area 地盤面積	941.07 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 72 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12 南生圍分區計劃大綱核准圖編號S/YL-NSW/12
Zoning 地帶	"Undetermined" 「未決定用途」
Type of Application 申請類別	☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____ ☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services (Convenience Store and Showroom), Eating Place, and Storage Use for Traffic Information Technology System Facilities with Ancillary Site Office and Solar Panels 擬議時商店及服務行業(便利店及陳列室)及食肆，以及存放交通科技系統設備 連附屬場地辦公室及太陽能板 (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	-- ☐ About 約 ☐ Not more than 不多於	-- ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	621.12 ☒ About 約 ☐ Not more than 不多於	0.66 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	--	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	-- m 米 ☐ (Not more than 不多於)	
		-- Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	Not more than 6.5 m 米 ☒ (Not more than 不多於)	
		2 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	37.5 % ☒ 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		6
	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) _____ _____		6
	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) _____ _____		--

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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☒
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☒
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Zoning and Location Plan, Site and Land Status Plan, Site Photos		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Letters of Town Planning Board Approval and Compliance with Approval Conditions under Application No. A/YL-NSW/320, Latest F.S. 251, Latest Drainage Photos Record		
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。

**Section 16 Planning Application for Renewal of Planning Approval for
Temporary Shop and Services (Convenience Store and Showroom), Eating Place, and Storage
Use for Traffic Information Technology System Facilities with Ancillary Site Office and Solar Panels
for a Period of 3 Years at Various Lots in D.D. 115
and Adjoining Government Land, Au Tau, Yuen Long**

PLANNING STATEMENT



Toco Planning Consultants Ltd.



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Executive Summary

This section 16 (s.16) planning application is submitted by Toco Planning Consultants Limited on behalf of OZZO Engineering (HK) Limited (the Applicant/ OZZO), which is the tenant of Lots. 999 S.E, 1001 S.A RP, 1002 S.A RP, and 1327 RP in D.D. 115, Au Tau, Yuen Long. The Applicant seeks planning permission from the Town Planning Board (TPB) for a renewal of planning approval under Application No. A/YL-NSW/320 for the temporary shop and services (convenience store and showroom), eating place and storage use for traffic information technology system facilities with ancillary site office and solar panels for a period of 3 years covering part of the aforesaid lots and the adjoining Government land, Au, Yuen Long (the application site). The application site is about 941.07m² in area, and it falls within an area zoned “Undetermined” (“U”) on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12.

OZZO is one of the prominent specialist transport planning and traffic engineering consultancy firms based in Hong Kong. With the high traffic densities in Hong Kong and the continuing development of the road network especially areas in the New Territories (N.T.), the Applicant submitted a s.16 planning application (No. A/YL-NSW/320) for the applied use for a period of 3 years to the TPB on 6.7.2023. Apart from being a back office for OZZO with supporting traffic-related facilities, a small-scale eating place was also proposed to cater the needs of company’s staff, as well as passers-by, cyclists and hikers along the way as a temporary resting point. The aforesaid application was approved by the Board on 22.9.2023, and the approved development was named as “O City” after completion. It has become a rising photo taking spot due to the colourful design and graffiti.

In view that the currently valid planning approval will expire on 22.9.2026, the Applicant now seeks for permission to renew the planning approval for further 3 years in order to allow the continual operation of “O City” at the application site. Compared with the scheme of the pervious approved application, the development scheme under this application is the same in terms of the applied use, site area/ boundary and major development parameters. The proposed renewal can facilitate continuity of “O City” in order to allow OZZO to provide streamlined and efficient services to clients and meet the demand for upgrading road networks in the N.T., which is also in line with the Policy Address regarding the development of Smart City in Hong Kong.

Planning assessment shows that the small-scale development, as implemented in accordance with the approved scheme, is considered compatible with the adjacent land uses which are intermixed with open storage yards, scattered temporary structures and unused land. It is in line with the TPB Guidelines No. 34D in that there is no material change in planning circumstances since the original permission was granted, and there is no adverse planning implications arising from the renewal of planning approval. The Applicant has fulfilled all the approval conditions under the previous approval. The proposed renewal of further 3 years is considered reasonable as it does not exceed the original validity period of temporary approval. It will not create any insurmountable adverse impacts in terms of traffic, environmental or technical aspects. Given its temporary nature, the approval of this application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of the same “U” zone.

行政摘要

(內容如有差異，應以英文版本為準)

OZZO Engineering (HK) Limited (OZZO 或 申請人)，是元朗凹頭丈量約份第 115 約地段第 999 號 E 分段、1001 號 A 分段餘段、1002 號 A 分段餘段及 1327 號餘段之租客，現透過達材都市規劃顧問有限公司，根據城市規劃 (城規) 條例第 16 條向城市規劃委員會 (城規會) 遞交規劃許可申請，以准許在上述私人地段的部份地方及毗連政府土地 (申請地點) 作臨時商店及服務行業 (便利店及陳列室)、食肆及存放交通科技系統設備連附屬場地辦公室及太陽能板之規劃許可編號 A/YL-NSW/320 獲得續期，為期 3 年。申請地點面積約有 941.07 平方米，現時在南生圍分區計劃大綱核准圖編號 S/YL-NSW/12 上被訂為「未決定用途」地帶。

OZZO 是香港著名的專業交通規劃及交通工程顧問公司之一。有鑑於本港車輛稠密，道路網絡 (特別在新界) 不斷發展，申請人於 2023 年 7 月 6 日就申請用途 (為期 3 年) 根據城規條例第 16 條遞交規劃許可申請 (編號：A/YL-NSW/320)，該申請除作為 OZZO 與支持交通相關設備的後勤辦公室外，亦為公司員工、以及途經申請地點的行人、單車人士和行山人士提供臨時休息場所。上述規劃申請於 2023 年 9 月 22 日獲得城規會批准，並在核准發展落成後命名為「甯城」，其後場內的多彩設計及塗鴉而讓這地方逐漸成為新興的攝影勝地。

由於現時有效的規劃許可將於 2026 年 9 月 22 日屆滿，申請人現尋找批准將規劃許可續期額外三年，以容許「O City」能在申請地點持續運作。與之前獲批准的方案相比，是次申請的發展方案在申請用途、場地面積／界線及主要發展參數方面均完全相同。擬議續期可確保「O City」的持續性，使公司能夠為客戶提供精簡高效的服務，並滿足新界道路網絡升級的需求，亦符合香港《施政報告》有關智慧城市發展的方向。

規劃評估指出該小規模項目是按照已批准的方案落實，與鄰近的土地用途例如露天貯物場、零散的臨時構築物及閒置土地互相協調。此發展符合規劃指引編號第 34D 號之準則，因為自上次批給臨時許可後，規劃情況並無重大改變，續期不會在規劃上帶來不良的影響。申請人已履行所有之前規劃許可的附帶條件，擬議續期的額外 3 年亦屬合理，因為該時間沒有超過先前獲批的規劃許可的期限。該發展不會在交通、環境或技術層面上造成任何無可克服的不良影響。由於發展屬臨時性質，批准本申請不會為其他類似申請立下不良先例，亦不會阻礙同一「未決定用途」地帶的長遠規劃意向。

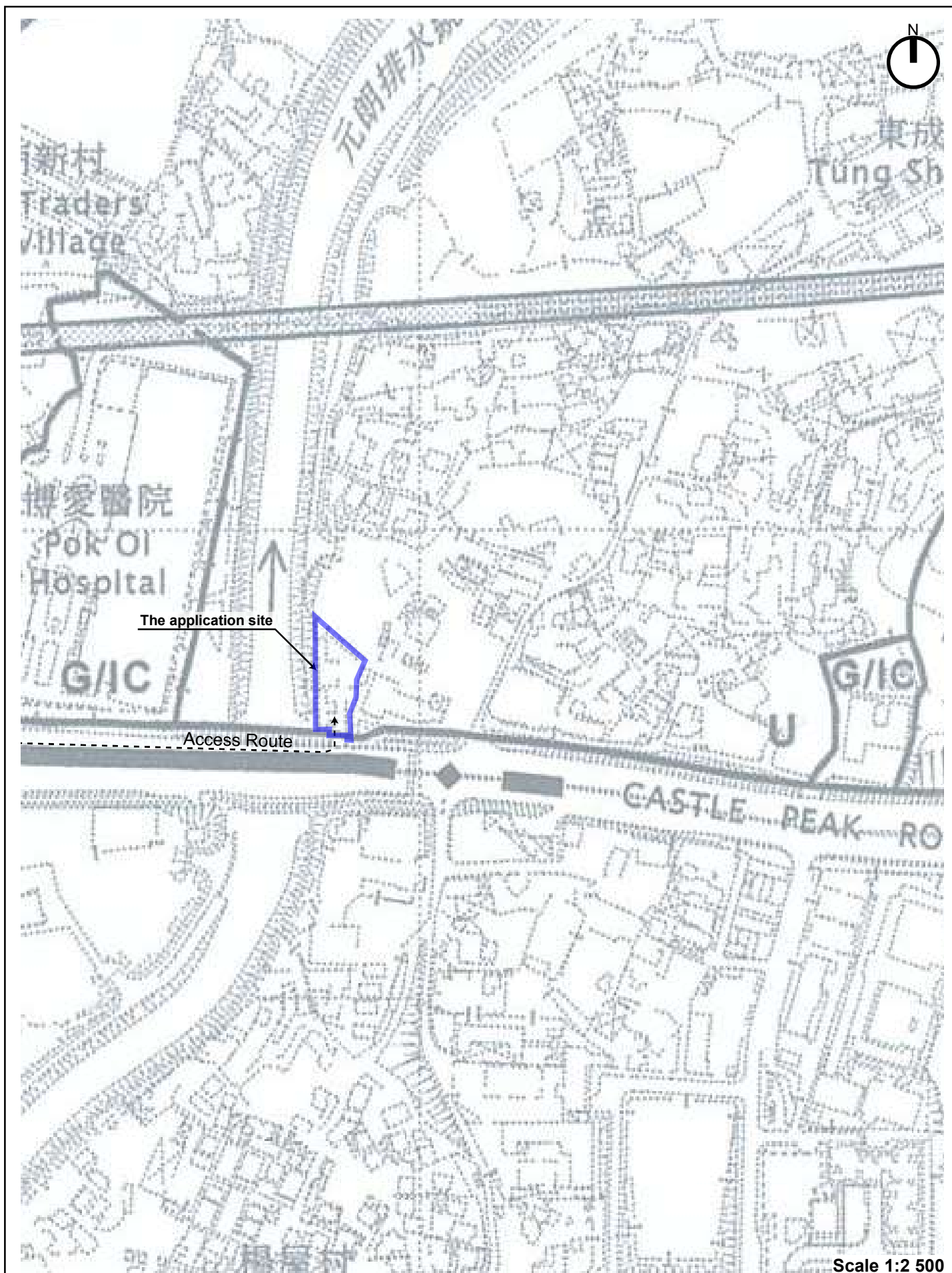
1. INTRODUCTION

This section 16 (s.16) planning application is submitted by Toco Planning Consultants Limited on behalf of OZZO Engineering (HK) Limited (the Applicant/ OZZO), which is the tenant of Lots. 999 S.E, 1001 S.A RP, 1002 S.A RP, and 1327 RP in D.D. 115, Au Tau, Yuen Long. The Applicant seeks planning permission from the Town Planning Board (the Board/ TPB) for a renewal of planning approval under Application No. A/YL-NSW/320 for the temporary shop and services (convenience store and showroom), eating place and storage use for traffic information technology system facilities with ancillary site office and solar panels for a period of 3 years covering part of the aforesaid lots and the adjoining Government land (GL), Au, Yuen Long (the application site). The application site is about 941.07m² in area, and it falls within an area zoned “Undetermined” (“U”) on the Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/12 (**Plan A**).

OZZO is one of the prominent specialist transport planning and traffic engineering consultancy firms based in Hong Kong. With the high traffic densities in Hong Kong and the continuing development of the road network especially areas in the New Territories (N.T.), the Applicant submitted a s.16 planning application (No. A/YL-NSW/320) for the applied use for a period of 3 years to the TPB on 6.7.2023. Apart from being a back office for OZZO with supporting traffic-related facilities, a small-scale eating place was also proposed to cater the needs of staff, as well as passers-by, cyclists and hikers along the way as a temporary resting point. The aforesaid application was approved by the Board on 22.9.2023 (see **Appendix I**), and the approved development was named as “O City” after completion.

In view that the currently valid planning approval will expire on 22.9.2026, the Applicant now seeks for permission to renew the planning approval for further 3 years in order to allow the continual operation of “O City” at the application site. Compared with the scheme of the pervious approved application, the development scheme under this application is the same in terms of the applied use, site area/ boundary and major development parameters. Planning assessment has indicated that the present application is well justified for the following reasons:

- (a) The proposed renewal of further 3 years can facilitate continuity of “O City” in order to allow the company to provide streamlined and efficient services to clients and meet the demand for upgrading road networks in the N.T., which is also in line with the Policy Address regarding the development of Smart City in Hong Kong.
- (b) “O City” has become a rising photo taking spot due to the colourful design and graffiti. The continuation of small-scale eating place could cater the needs of the company’s staff and passers-by, cyclists and hikers along the way as a temporary resting point.
- (c) The small-scale development, as implemented in accordance with the approved scheme, is considered compatible with the adjacent land uses which are intermixed with open storage yards, scattered temporary structures and unused land.



Plan A: Zoning and Location Plan

Extract of Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12
(Prepared on 14.7.2026)

- (d) It is generally in line with the TPB Guidelines on “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34D) in that:
- the Applicant has complied with all the approval conditions under the previous approval (see **Appendix I**);
 - the current scheme is the same as the previous scheme under Application No. A/YL-NSW/320;
 - there is no material change in planning circumstances such as planning policy and land use zoning in the area since the original permission was granted;
 - there is no adverse planning implications (or pre-emption of planned permanent development in the area) arising from the renewal of the planning approval; and
 - the proposed renewal of further 3 years is considered reasonable as it does not exceed the original validity period of temporary approval.
- (e) It will not create any insurmountable adverse impacts in terms of traffic, environmental or technical aspects, and given its temporary nature, the approval of this application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of the same “U” zone.

The above planning justifications are further elaborated in **Section 4**.

2. PLANNING BACKGROUND

2.1 Site Location and Accessibility

The application site is located at Castle Peak Road – Yuen Long Section adjoining Sun Kong Hotel, Au Tau. It is bounded by a vacant land to the north; Sun Kong Hotel to the east; a footpath with cycling track along Castle Peak Road to the south; and Yuen Long Bypass Floodway (YLBF) to the west.

The application site is accessible by vehicles via Castle Peak Road – Yuen Long Section. It is also accessible by a footpath at the north-western part of the site that leads to Long Fai Road. The site is about 10 minutes walk from Mass Transit Railway (MTR) Yuen Long Station. A bus stop is located approximately 40m away from the site along Castle Peak Road.

2.2 Site Condition

With a total area of about 941.07m², the application site is currently used for the applied use (i.e. temporary shop and services (convenience store and showroom), eating place and storage use for traffic information technology system facilities with ancillary site office and solar panels, namely “O City” operated by the Applicant) covered by valid planning permission under Application No. A/YL-NSW/320 until 22.9.2026 (see **Plan B**). It has 4 one to two-storey blocks of structures with uses comprising the applied use and 6 parking spaces. The main entrance with a gate is located south of the site facing Castle Peak Road.

2.3 Adjacent Land Uses

The surrounding areas have the following characteristics (see **Plan B**):

- (a) North – to the north and northeast are some residential dwellings, vacant land, a site for temporary eating and shop and services (sales of private cars) with valid planning permission (No. A/YL-NSW/339) and a site for temporary shop and services (sales of hardware accessories) with valid planning permission (No. A/YL-NSW/331);
- (b) East – to its immediately east is the Sun Kong Hotel; to the further east across Yuen Kong Tung Shing Lei Road is a site for proposed temporary shop and services (vehicle showroom, sale of private cars and car components/accessories and convenience store) and vehicles maintenance workshop with ancillary use under planning application (No. A/YL-NSW/370);
- (c) South – to the south across Castle Peak Road – Yuen Long is a storage yard; and
- (d) West – to the west across YLBF is grassland and the Pok Oi Hospital.



(Prepared on 15.7.2026)



Photo 1: Sun Kong Hotel to the east



Photo 2: Bus stop located approximately 40m away from the Application Site



Photo 3: Block 1: Multi-functional Area (Shops & Services/ Eating Place)



Photo 4: Block 2: Traffic Equipment Storage

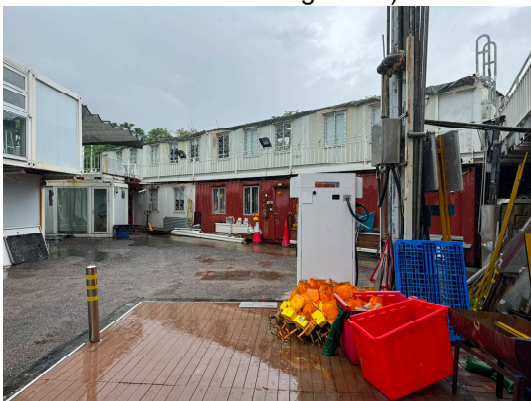


Photo 5: Block 3 Traffic Equipment Storage and Back Office



Photo 6: Block 4

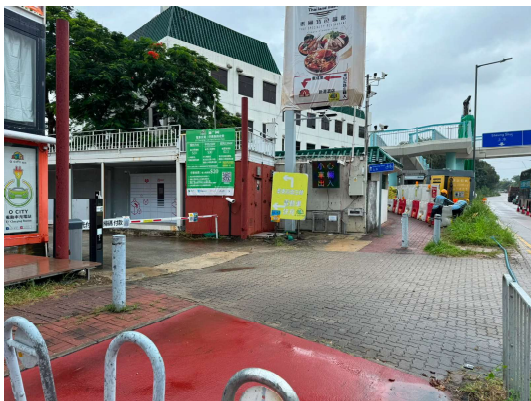


Photo 7: Entrance located South of the Site facing Castle Peak Road

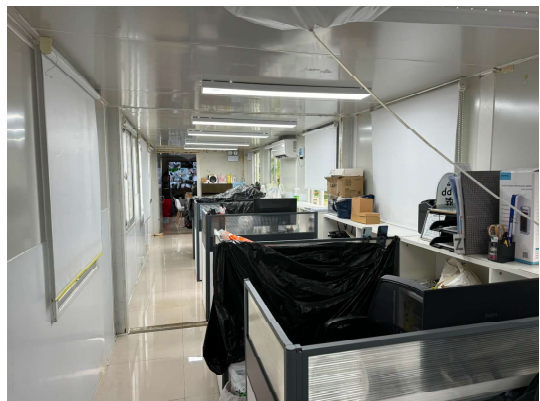


Photo 8: Back Office



Site Photos

(View Points are shown in Plan B) (Prepared on 15.7.2026)

2.4 Planning Context

The application site falls within the “U” zone on the Approved Nam Sang Wai OZP No. S/YL-NSW/12 (see **Plan A**). According to the covering Notes of the OZP, any use or development under this zone, except those specified as always permitted under the covering Notes, requires planning permission from the Board so as to ensure that the environment would not be adversely affected and that infrastructure, Government, institution or community facilities, open space are adequately provided.

The application site (in part or in whole) is the subject of eight previous applications (Nos. A/DPA/YL-NSW/6, A/YL-NSW/1, 17, 182, 217, 250, 283 and 320). Except application Nos. A/YL-NSW/283 and 320, other previous applications are for residential with ancillary recreational use/ petrol filling station use which are not relevant to the current application.

The last application (No. A/YL-NSW/320) submitted by the Applicant for the same applied use was approved with conditions by the Board on 22.9.2023 mainly on the considerations that the proposed development would not jeopardise the long term land use planning for the area; the proposed use was considered not incompatible with the surrounding land uses; and concerned government departments had no objection to or no adverse comments to the application. In view of the current valid planning permission will lapse on 22.9.2026, this s.16 planning application is prepared to seek approval from TPB for the continuation of the operation of “O City” for a period of 3 years. The TPB Guidelines for “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34D) are relevant to this s.16 planning application.

2.5 Land Status

The application site involves Lots. 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part), and 1327 RP (Part) in D.D. 115 (about 869.07m² in area) and the adjoining GL (about 72m² in area) (see **Plan B**). Lots 999 S.E, 1001 S.A RP and 1002 S.A RP in D.D. 115 are Old Scheduled Agricultural Lots which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Lot 1327 RP D.D. 115 is held under Tai Po New Grant No. 6825 for “House” and “Orchard” purposes.

The Applicant has already obtained relevant Short Term Waiver (STW) and Short Term Tenancy (STT) covering the application site from Lands Department (LandsD) to allow the applied use.

3. DEVELOPMENT PROPOSAL

3.1 Master Layout Plan and Development Schedule

The subject development, named “O City”, is mainly a back office for the Applicant which could allow the company to provide streamlined and efficient services to clients to meet the demand for upgrading road networks in the N.T.. The place also includes convenience store, eating place, showroom and storage for the Traffic Information Technology System related facilities, vending machine room, toilet and ancillary facilities to cater the needs of company’s staff as well as passers-by as a temporary resting point.

The development scheme under the current application remains the same under the approved scheme under Application No. A/YL-NSW/320. As detailed in **Section 2.2**, it comprises 4 one to two-storey blocks of structures with solar photovoltaic panels on rooftop. It has a total gross floor area of about 621.12m², a plot ratio of 0.66 and a building height of not more than 2 storeys (i.e. not more than 6.5m including solar panels).

The approved Master Layout Plan, floor plans, and elevations are shown in **Plan C** to **Plan E**. The major planning parameters of the development are listed in **Table 3.1** below.

Table 3.1: Planning Parameters of the Development Proposal

	Approved Application (No. A/YL-NSW/320)	Current Application
Site Area	About 941.07m ²	Remains unchanged
Total Plot Ratio	About 0.66	Remains unchanged
Total Gross Floor Area	About 621.12m ²	Remains unchanged
No. of Structures	4	Remains unchanged
Building Height, (no. of Storeys)	Not more than 6.5m including solar panel (Not more than 2 storeys)	Remains unchanged
Site Coverage	About 37.5%	Remains unchanged
Parking Space	6 (including 4 electrical charge parking spaces)	Remains unchanged

3.2 Access Arrangement

The vehicular/ pedestrian circulation under the current application remains the same as that under the previous approved Application No. A/YL-NSW/320. The ingress and egress which is about 6m wide is located at the southern side of the application site, which is accessible directly from Castle Peak Road- Yuen Long.

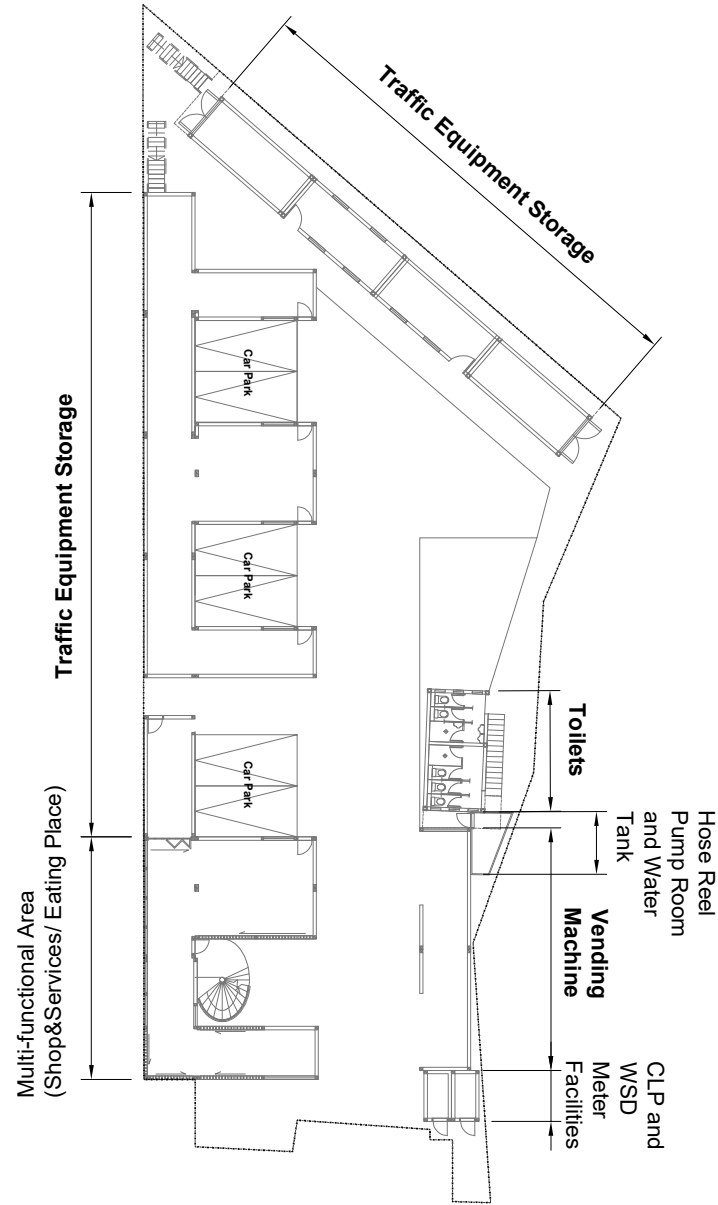
The application site is accessible by vehicles via Castle Peak Road – Yuen Long Section. There is a footpath at the north-western part of the site that leads to Long Fai Road. The site is 10 minutes walk from Yuen Long MTR Station. A bus stop is located approximately 40m away from the site along Castle Peak Road.

3.3 Site Management and Operation

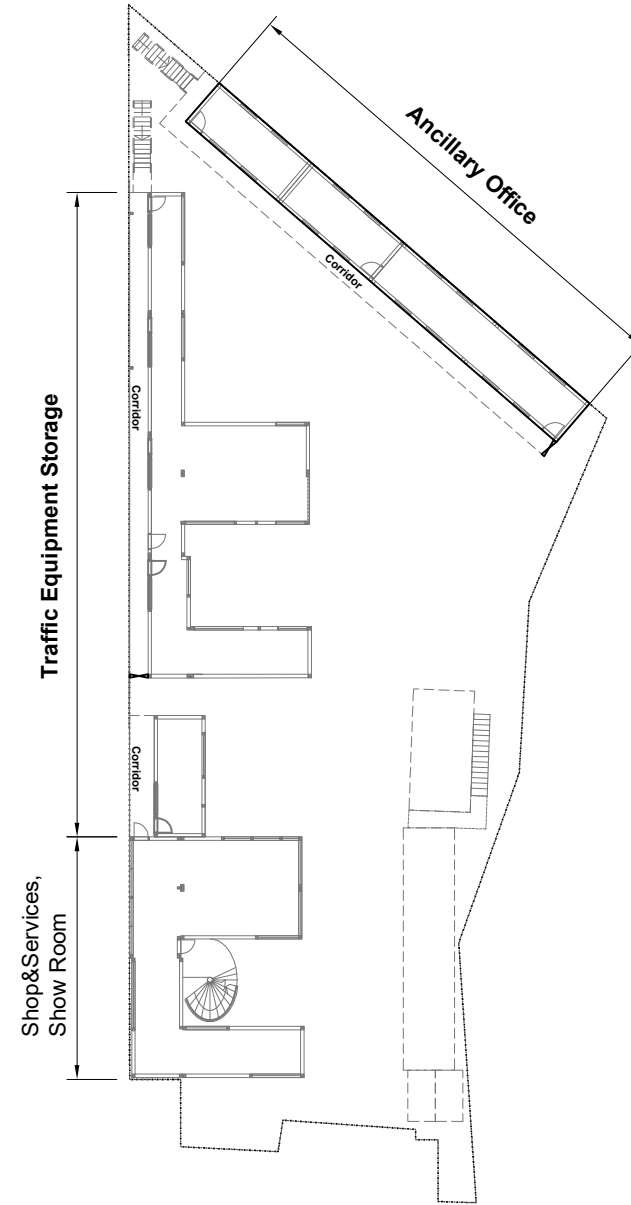
The structures have been constructed using prefabricated modular units, which can be assembled and dismantled within a short timeframe. Solar photovoltaic panels installed on the rooftops will generate electricity to support the site's operations. The operation hours remains the same, which is that the convenience store and showroom will be 11:00 a.m. to 5:00 p.m. daily (including public holidays), and the vending machines and toilet will operate for 24 hours daily. The operation hours for the eating place will be from 10:00am to 7:00 p.m. daily. In addition, storage facilities for Traffic Information Technology System-related equipment, which are not accessible to visitors, will operate between 8:00 p.m. and 6:00 a.m. to accommodate night-time traffic management orders for equipment rental. During night time operation, a maximum of four vehicles (Light Goods Vehicle) would access the Site to collect and return the traffic equipment.

X:\Ozzo81477_Solar Power Energy Installation\Drawings\041 - Pkz OMCAD\81477-MLP-Plan C-20230621.dwg 2023/07/05 16:51:14





Ground Floor Plan



1st Floor Plan

Proposed Temporary Shop and Services and Storage Use for Traffic Information Technology System Facilities
at Lot Nos. 999E (Part), 1001A RP (Part), 1002A RP (Part), and 1327 RP (Part) in D.D. 115 Au Tau, Yuen Long

G/F and 1/F Floor Plans



Date
21/06/2023

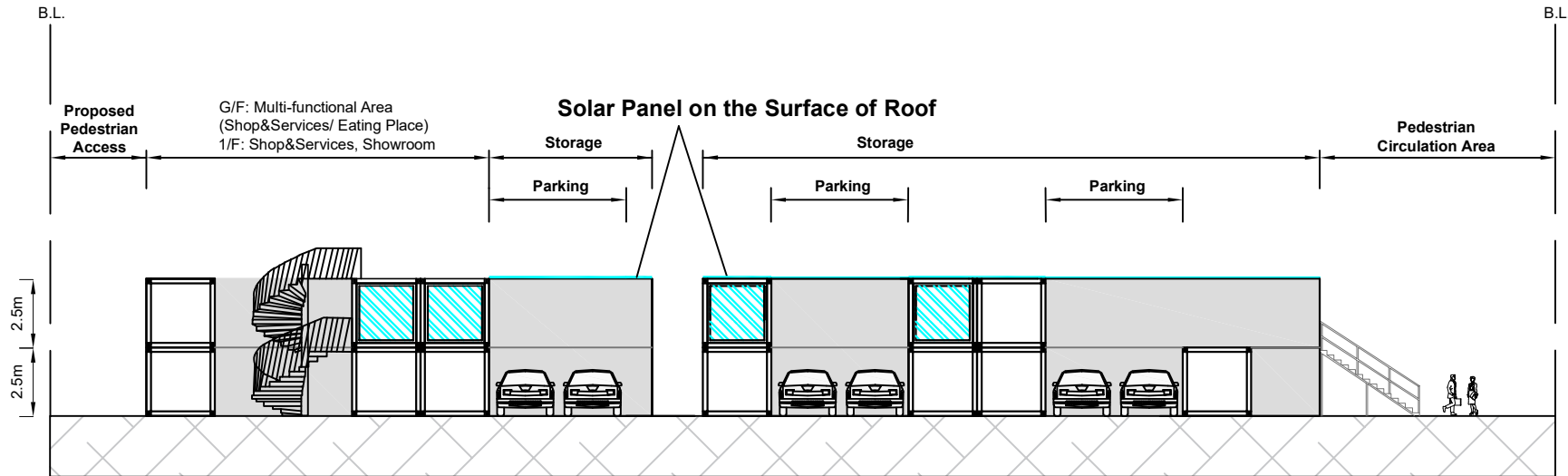
Scale
N.T.S.



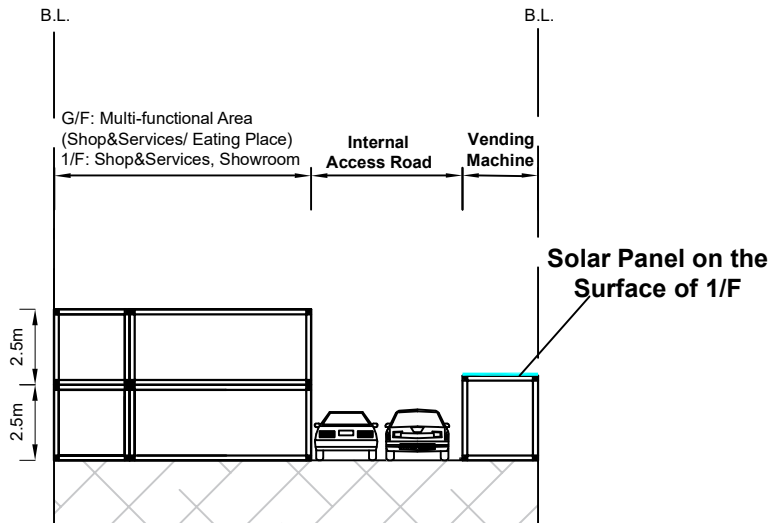
Dwg No.
Plan D

Rev.
B

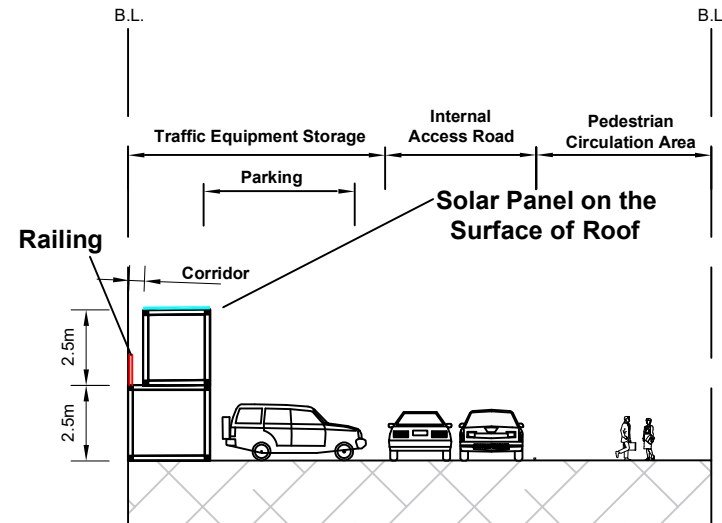
Elevation 1:



Elevation 2:



Elevation 3:



Proposed Temporary Shop and Services and Storage Use for Traffic Information Technology System Facilities
at Lot Nos. 999E (Part), 1001A RP (Part), 1002A RP (Part), and 1327 RP (Part) in D.D. 115 Au Tau, Yuen Long

Elevation Plans

4. PLANNING JUSTIFICATIONS

4.1 Reasons for the Renewal Application and Previous Justifications Still Valid

OZZO is one of the prominent specialist transport planning and traffic engineering consultancy firms based in Hong Kong. With the high traffic densities in Hong Kong and the continuing development of the road network especially areas in the N.T., the Applicant submitted a s.16 planning application (No. A/YL-NSW/320) for the applied use for a period of 3 years to the Board on 6.7.2023. Apart from being a back office for OZZO with supporting traffic-related facilities, a small-scale eating place was also proposed to cater the needs of staff, as well as passers-by, cyclists and hikers along the way as a temporary resting point. The aforesaid application was approved by the Board on 22.9.2023 (see **Appendix I**), and the approved development was named as “O City” after completion.

Since then, “O City” has been an important facility for OZZO to provide streamlined and efficient services to clients and meet the demand for upgrading road networks in the N.T., which is also in line with the Policy Address regarding the development of Smart City in Hong Kong. In view that the currently valid planning approval will expire on 22.9.2026, the Applicant now seeks for permission to renew the planning approval for further 3 years in order to allow the continual operation of “O City” at the site. Justifications put forth in the previous application remains valid and summarised as follows:

- (a) The applied use could allow the company to provide streamlined and efficient services to clients and meet the demand for upgrading road networks in the N.T.. The business is also in line with the Policy Address regarding development of Smart City/ green technology in Hong Kong;
- (b) The small-scale development is compatible with the surrounding townscape in terms of the building form and building height which are similar in height and low-rise. It is also compatible with the adjacent land uses which are intermixed with vehicle parks, open storage yards, scattered temporary structures and unused land. It would not adversely affect the view and visual quality of the area.
- (c) The small-scale eating place could cater the needs of staff, as well as passers-by, cyclists and hikers along the way as a temporary resting point. The development has become a rising photo taking spot due to the colourful design and graffiti.
- (d) The site is located at the fringe of the “U” zone. The temporary use for a period of 3 years will not jeopardise nor pre-empt the planning intention of “U” zone. Approval of the application will not set an undesirable precedent for other similar applications.
- (e) The site is subject of a previously approved application for the applied use. The current application has no change in the nature of use, operation and total floor area. All STW and STT applications, which reflect the approved scheme at the site, were approved by LandsD. All approval conditions have been complied with. Approval of the current application is in line with the Board’s precious decision.

- (f) The development is small in scale, and adverse traffic, noise, air quality, drainage sewerage and ecology impacts on the surrounding areas are not expected. Relevant Government departments have no adverse comment on the preciously approved application which is similar in nature.

4.2 Adherence to the TPB Guidelines on Renewal of Planning Approval

The TPB Guidelines on “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34D) sets out the assessment criteria for assessing applications for renewal of planning approvals. **Table 4.1** below demonstrates that the current application fulfils the corresponding criteria in the TPB PG-No. 34D.

Table 4.1: Fulfilment of Assessment Criteria under TPB PG-No. 34D

Assessment Criteria	Current Application
a) Whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/ land-use zoning for the area) or a change in the land uses of the surrounding areas;	Since the original permission was granted, there is no material change in planning circumstances such as planning policy (i.e. promotion of green technology, etc.) and land use zoning in the area. The surrounding land uses which are intermixed with parking of vehicles, open storage yards and temporary structures, remain unchanged.
b) Whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);	The land owner has agreed continue to lend the site to the Applicant for the operation until further notice. The subject application will not introduce any adverse planning implication for any planned permanent development.
c) Whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;	The planning conditions under application no. A/YL-NSW/320 have been substantively complied with (see Appendix I).
d) Whether the approval period sought is reasonable; and	The current application seeks renewal of the temporary planning approval for 3 years, which does not exceed the original validity period of the temporary approval.
e) Any other relevant considerations.	N/A

4.3 No Insurmountable Technical Impacts

Compared with the scheme of the last approved application, the development scheme under this application is the same in terms of the applied use, site area/ boundary and major development parameters. It will not create any insurmountable adverse impacts in terms of traffic, environmental or technical aspects based on the following reasons:

(a) Minimum Traffic Impact

Under the approved Application No. A/YL-NSW/320, the Transport Department had no comment on the planning application from traffic engineering perspective, whilst the following relevant approval conditions have been complied with by the Applicant:

- a) No vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period.

As the existing traffic arrangement will be continued at all times during any future planning approval period should the current application be approved, it is concluded that no adverse traffic impact is anticipated. A latest set of photos showing the condition of the vehicular access of the site as shown in **Photo 7** of the site photos following **page 3**.

(b) Minimum Drainage Impact

Under the approved Application No. A/YL-NSW/320, the Drainage Services Department had no objection in principle to the subject development in view of the Applicant would maintain the same drainage facilities as those implemented under the previous application (i.e. Application No. A/YL-NSW/283), whilst the following relevant approval conditions have been complied with by the Applicant (see **Appendix I**):

- b) The submission of records of the existing drainage facilities on the Site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 22.12.2023; and
- c) The existing drainage facilities on the Site shall be maintained at all times during the planning approval period.

As the existing drainage facilities will remain in place and will continue to be properly maintained at all times during any future planning approval period should the current application be approved, it is concluded that no adverse drainage impact is anticipated. A latest drainage photos record is attached in **Appendix III**.

(c) Fire Services Installations

Under the approved Application No. A/YL-NSW/320, the relevant following approval conditions have been complied with by the Applicant (see **Appendix I**):

- d) The submission of a Fire Service Installation (FSI) Proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.3.2024; and
- e) In relation to (d) above, the implementation of the FSI Proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.6.2024.

The existing fire service installations will continue to be properly maintained at all times during the planning approval period should the current application is approved. The latest valid set of F.S. 251 certifications are attached in **Appendix II**.

The Applicant will ensure that all existing facilities and arrangements will be continued and properly maintained at all times during the planning approval period.

4.4 Unlikely to Set an Undesirable Precedent

There are applications (i.e. Nos. A/YL-NSW/331 and A/YL-NSW/339) for similar uses such as temporary eating place, shop and services for car related services within the “U” zone on the Nam Sang Wai OZP. Considerations of the two previously approved applications Nos. A/YL-NSW/320 at the application site are also relevant to the current application. Hence, approval of this s.16 planning application is in line with the previous decision of the Board.

5. CONCLUSION

The Applicant seeks renewal of the planning permission under the previous Application No. A/YL-NSW/320 to continue to use the application site, namely “O City”, for temporary shop and services (convenience store and showroom), eating place and storage use for traffic information technology system facilities with ancillary site office and solar panels for a period of 3 years. Planning assessment has indicated that the present application is well justified for the following reasons:

- (a) The proposed renewal of further 3 years can facilitate continuity of “O City” in order to allow the company to provide streamlined and efficient services to clients and meet the demand for upgrading road networks in the N.T., which is also in line with the Policy Address regarding the development of Smart City in Hong Kong.
- (b) “O City” has become a rising photo taking spot due to the colourful design and graffiti. The continuation of small-scale eating place could cater the needs of company’s staff and passers-by, cyclists and hikers along the way as a temporary resting point.
- (c) The small-scale development, as implemented in accordance with the approved scheme, is considered compatible with the adjacent land uses which are intermixed with open storage yards, scattered temporary structures and unused land.
- (d) It is generally in line with the TPB Guidelines on “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34D) in that:
 - the Applicant has complied with all the approval conditions under the previous approval (see **Appendix I**);
 - the current scheme is the same as the previous scheme under Application No. A/YL-NSW/320;
 - there is no material change in planning circumstances such as planning policy and land use zoning in the area since the original permission was granted;
 - there is no adverse planning implications (or pre-emption of planned permanent development in the area) arising from the renewal of the planning approval; and
 - the proposed renewal of further 3 years is considered reasonable as it does not exceed the original validity period of temporary approval.
- (e) It will not create any insurmountable adverse impacts in terms of traffic, environmental or technical aspects, and given its temporary nature, the approval of this application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of the same “U” zone.

In view of the planning justifications presented in this Planning Statement, honourable members of the TPB are requested to approve this planning application.

Appendix I

Letters of Town Planning Board Approval and

Compliance with Approval Conditions under Application No. A/YL-NSW/320

Annex I	Approval Letter
Annex II	Compliance Letter with Approval Condition (b)
Annex III	Compliance Letter with Approval Condition (d)
Annex IV	Compliance Letter with Approval Condition (e)

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-NSW/320

By Post & Fax

13 October 2023

Toco Planning Consultants Ltd.

(Attn.: Ted Chan)

Dear Sir/Madam,

Temporary Shop and Services (Convenience Store and Showroom), Eating Place and Storage Use for Traffic Information Technology System Facilities with Ancillary Site Office and Solar Panels for a Period of 3 Years in "Undetermined" Zone, Lots 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part) and 1327 RP (Part) in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long

I refer to my letter to you dated 21.9.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 22.9.2026 and is subject to the following conditions :

- (a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (b) the submission of records of the existing drainage facilities on the Site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 22.12.2023;
- (c) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (d) the submission of a fire service installation proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.3.2024;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 22.6.2024;

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

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix IV of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (<https://www.tpb.gov.hk/en/resources/index.html>), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 23.9.2026. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/727_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 22.9.2023 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 3.11.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review

application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Kimson Chiu of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : [REDACTED]
本署檔號 Our Reference : () in TPB/A/YL-NSW/320
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

14 May 2024

Ozzo Engineering (Hong Kong) Ltd.

(Attn.: Stanley CHAN)

Dear Sir,

**Compliance with Approval Condition (b) -
Submission of Records of the Existing Drainage Facilities**

**Temporary Shop and Services (Convenience Store and Showroom), Eating Place
and Storage Use for Traffic Information Technology System Facilities
with Ancillary Site Office and Solar Panels for a Period of 3 Years
in "Undetermined" Zone, Lots 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part)
and 1327 RP (Part) in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long
(Planning Application No. A/YL-NSW/320)**

I refer to your letter dated 4.3.2024 regarding the submission of the records of the existing drainage facilities on site for compliance with approval condition (b) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with.**
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.**
- ☐ Not acceptable. The captioned condition **have not been complied with.**

Should you have any queries, please contact Mr. TANG Kin Ming (Tel.: 2300 1257) of the Drainage Services Department directly.

Yours sincerely,

(K W N G)
for District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

CE/MN, DSD
CTP/TPB(3)

(Attn.: Mr. TANG Kin Ming)

KWN/GL/RC/rc

A handwritten signature in blue ink, appearing to be 'TANG Kin Ming', is located at the bottom left of the page. The signature is written in a cursive style with a horizontal line extending to the left.

By Fax

and Post

Annex III

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中環大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : [REDACTED]
本署檔號 Our Reference : () in TPB/A/YL-NSW/320
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

5 February 2024

Ozzo Engineering (Hong Kong) Ltd.

(Attn.: Stanley CHAN)

Dear Sir/Madam,

**Compliance with Approval Condition (d) -
Submission of Fire Service Installations Proposal**

**Temporary Shop and Services (Convenience Store and Showroom), Eating Place
and Storage Use for Traffic Information Technology System Facilities
with Ancillary Site Office and Solar Panels for a Period of 3 Years
in "Undetermined" Zone, Lots 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part)
and 1327 RP (Part) in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long
(Planning Application No. A/YL-NSW/320)**

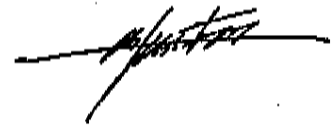
I refer to your letter dated 11.12.2023 regarding the submission of a fire service installations proposal for compliance with approval condition (d) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed comments of the Director of Fire Services (D of FS) at **Appendix**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned conditions **have not been complied with**. Please find detailed comments of the Director of Fire Services (D of FS) at **Appendix**.

- 2 -

Should you have any queries, please contact Mr. CHEUNG Wing Hei (Tel.: 2733 7737) of the Fire Services Department directly.

Yours sincerely,



(K W N G)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.
D of FS
CTP/TPB(3)

(Attn.: Mr. CHEUNG Wing Hoi)

KWN/GL/ek

規劃署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室



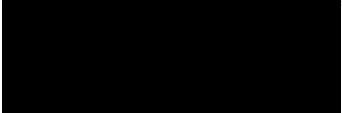
Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference:
本署檔號 Our Reference: TPB/A/YL-NSW/320
電話號碼 Tel. No. : 3168 4043/ 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4075

By Post and Fax 

Ozzo Engineering (Hong Kong) Ltd.


(Attn.: Stanley CHAN)

17 April 2025

Dear Sir/Madam,

Submission for Compliance with Approval Condition

(e) - The Implementation of the FSIs Proposal

**Temporary Shop and Services (Convenience Store and Showroom), Eating Place
and Storage Use for Traffic Information Technology System Facilities with
Ancillary Site Office and Solar Panels for a Period of 3 Years in “Undetermined” Zone,
Lots 999 S.E (Part), 1001 S.A RP (Part), 1002 S.A RP (Part) and 1327 RP (Part)
in D.D. 115 and adjoining Government Land, Au Tau, Yuen Long**
(Application No. A/YL-NSW/320)

I refer to your submission dated 3.2.2025 with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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



規劃署35周年
Planning Department 35th Anniversary

劃出更多可能 · 創造無限機遇
Planning a Future of Boundless Opportunities

Should you have any queries on the departmental comments, please contact Mr. YUEN Tsz-fung (Tel: 2733 7737) of the Drainage Services Department directly.

Yours faithfully,



(Josephine LO)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

c.c.

D of FS

(Attn.: Mr. YUEN Tsz-fung)

Internal

CTP/TPB

JL/ms

Appendix II

Latest F.S. 251

消防（裝置及設備）規例（第9條（1）款）消防裝置及設備證書
FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
(REGULATION 9(1))
CERTIFICATE OF FIRE SERVICE INSTALLATIONS AND EQUIPMENT

序號 Serial Number

000000000984 260624

消防處檔號:
FSD Ref.

顧客姓名
Name of Client

Ozzo Engineering (HK) LTD

地址
Address

Lot No.999E (Part), 1001A RP (Part), 1002A (Part) & 1327RP (Part) IN DD 115 Au Tau, Yuen Long
元朗凹頭Lot No.999E (Part), 1001A RP (Part), 1002A (Part) & 1327RP (Part) IN DD 115

持牌/註冊處所類型
(如適用)

Type of Licensed/

Registered Premises

(If applicable)

請在合適空格內填

上「✓」號

Please tick the

appropriate "box"

☐ 簡樸房 Basic Housing Unit

☐ 危險品倉 Dangerous Goods Store

☐ 食物業處所 Food Premises

☐ 校舍 School Premises

☐ 幼兒中心 Child Care Centre

☐ 酒店 Hotel

☒ 會社 Club

☐ 木料倉 Timber Store

☐ 電器廢物處置設施／處所 E-waste Disposal Facility/Premises

☐ 改建校舍 Non-designed School Premises

☐ 私營骨灰安置所 Private Columbaria

☐ 賓館 Guesthouse

☐ 床位寓所 Bedspace Apartment

☐ 危險品車輛 Dangerous Goods Vehicle

☐ 公眾娛樂場所 Place of Public Entertainment

☐ 安老院舍 Residential Care Homes for the Elderly

☐ 殘疾人士院舍 Residential Care Homes for Persons with Disabilities

☐ 卡拉OK場所 Karaoke Establishment

第一部 只適用於年檢事項
Part 1 Annual Inspection
ONLY

根據消防(裝置及設備)規例第8條(1)(b)條，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

In accordance with Regulation 8(1)(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months.

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	到期日 Due Date (DD/MM/YYYY)
24	手提滅火筒	G/F, 1/F	符合消防處規定(欠妥事項參閱第三部分)	24/06/2026	23/06/2027

第二部 裝置/保養/修理/檢查工作 Part 2 Installation / Maintenance / Repair / Inspection work

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	完成之工作內容 Nature of Work Carried out	數量 Quantity	狀況評述 Comment on Condition	完成日期 Completion Date (DD/MM/YYYY)	消防裝置關閉/嚴重損壞/ 恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/ Major Defect/Resumption

第三部 欠妥事項 Part 3 Defects

編碼 Code (1-35)	裝置類型 Type of FSI	位置 Location(s)	欠妥事項 Defects (請以「*」註明主要系統 嚴重損壞) Please indicate major defects in major system with a "*" sign	數量 Quantity	欠妥事項評述 Comment on Defects	消防裝置關閉/嚴重損壞/ 恢復通知書消防處檔案編號 FSD serial number of Notification of FSI Shutdown/ Major Defect/Resumption
24	手提滅火筒	G/F	N/A	2	底部發現生鏽	

本人/我們藉此聲明，上述之消防裝置/設備經測試及/或檢查，其運作狀況符合消防處處長訂明適用於該建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求，以及最新的《裝置及設備之檢查、測試及保養守則》中的要求，以證明其性能良好，除在第三部分中詳列的裝置/設備欠妥事項（如有）。

I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3.

請將此證書張貼於大廈或處所當眼處以供消防處人員查核
Please display this certificate at a conspicuous position in the building
or premises for FSD's inspection.



獲授權簽署人簽署
Signature of Authorized Signatory

獲授權簽署人姓名
Name of Authorized Signatory

已由 CHEUNG Chun Kit 電子簽署
Digitally signed by CHEUNG Chun Kit

CHEUNG Chun-kit

註冊編號
Registration No.

RC3/0984

註冊消防裝置承辦商名稱
Name of Registered Fire Service
Installation Contractor

CHEUNG Chun-kit

聯絡電話
Telephone

電郵地址
Email address

日期
Date

2026-06-24

備註
Remark

N/A

掃描此二維碼，可查核此 FS251證書是否真確，並確認證書已傳送至消防處

Scan this QR code to verify this FS251 certificate and confirm that it has been submitted to the Fire Services Department

第一部 只適用於年檢事項
Part 1 Annual Inspection
ONLY

根據消防(裝置及設備)規例第8條(1)(b)條，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

In accordance with Regulation 8(1)(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months.

[illegible]

第三部 欠妥事項 Part 3 Defects

[illegible]

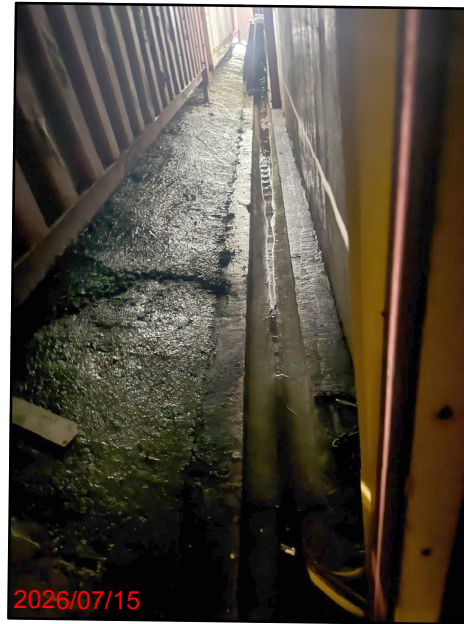
Appendix III

Latest Drainage Photos Record

X:\Ozzo\81477_Solar Power Energy Installation\Data\Land\041 - Pok ONCAD\81477-041-SW-003C.dwg 2026/07/15 17:32:49



Ex. 225 U-Channel



Ex. 225 U-Channel

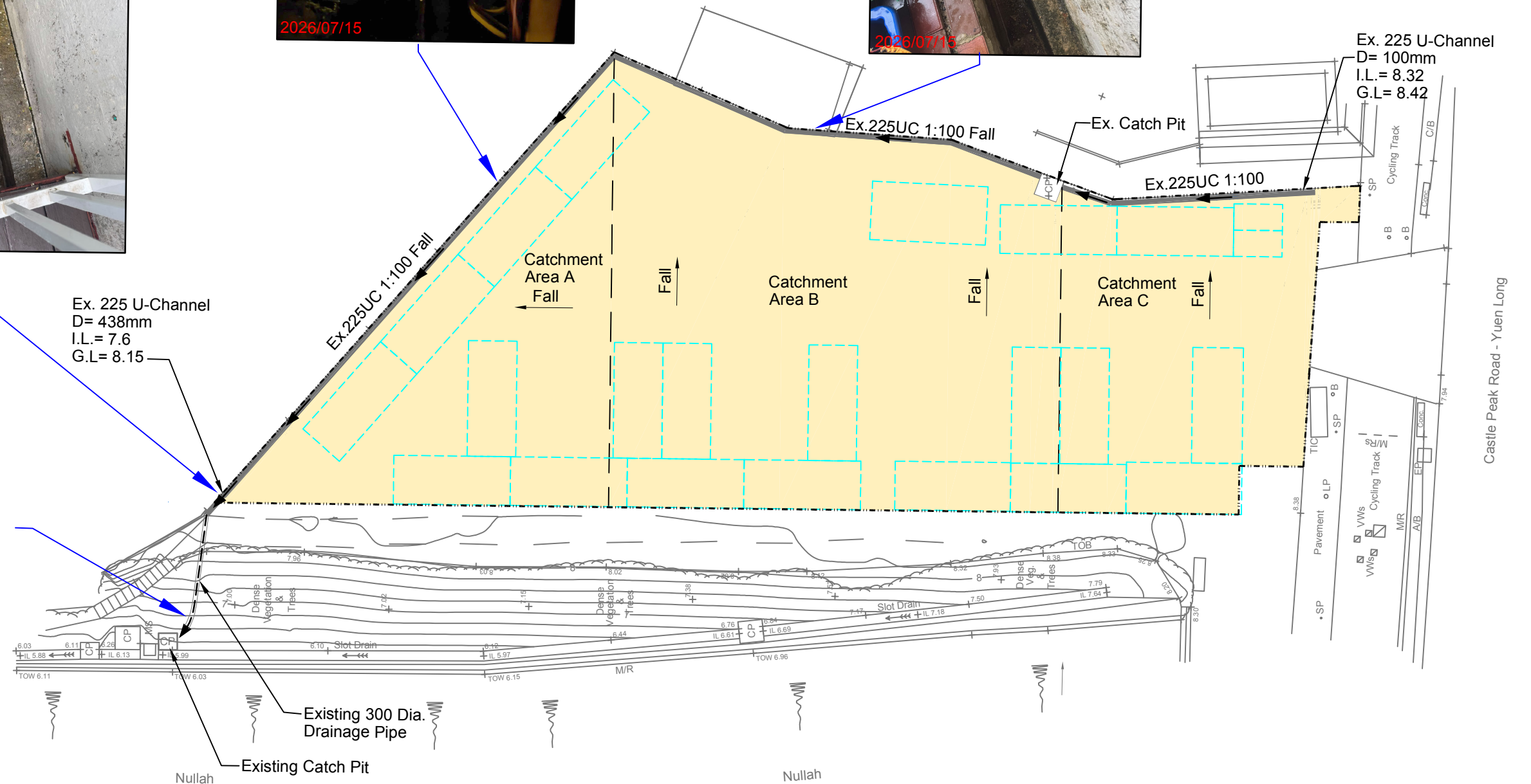


Ex. 225 U-Channel



Ex. 225 U-Channel
D= 438mm
I.L.= 7.6
G.L= 8.15

Existing 300 Dia. Drainage Pipe



圖例:

- Catchment Area
- Layout of the Proposed Portacabin



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



Your Ref.: TPB/A/YL-NSW/374

Dear Sir/ Madam,

24 July 2026

**Section 16 Planning Application for Renewal of Planning Approval for
Temporary Shop and Services (Convenience Store and Showroom), Eating Place,
and Storage Use for Traffic Information Technology System Facilities
with Ancillary Site Office and Solar Panels for a Period of 3 Years
at Various Lots in D.D. 115 and Adjoining Government Land, Au Tau, Yuen Long**

We refer to the captioned application submitted on 15.7.2026.

We confirm that there will be no change on the existing run-in/out for the captioned development under the current application.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan
Managing Director

c.c. DPO/FSS&YLE (Attn. Ms. LAI Pui Yin, Athena)

