

2026年 6月 9日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on **2026-06-09**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

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

General Note and Annotation for the Form
填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC TT/792
	Date Received 收到日期	2026-06-09

- 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)

YEUNG Siu Fai 楊肇輝

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

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

R-riches Planning Limited 盈卓規劃有限公司

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 4042 and 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 6,313 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 2,464 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)	 N/A 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 Tai Tong OZP No.: S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
07/04/2026 - 21/04/2026 (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 14/05/2026 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 ☐ About 約
	Non-domestic part 非住用部分		sq.m 平方米 ☐ About 約
	Total 總計		sq.m 平方米 ☐ About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(a) Operation involved 涉及工程	☐ 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	
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展			

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

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 2,464 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.39 ☒ About 約
- Proposed site coverage 擬議上蓋面積 20 % ☒ About 約
- Proposed no. of blocks 擬議座數 11
- Proposed no. of storeys of each block 每座建築物的擬議層數 2 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... 7.5 m 米 ☒ About 約

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

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

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約(please specify the number of rooms
請註明房間數目)☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)☒ other(s) 其他(please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

Please refer to table at (c) below.

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	[Proposed use(s)] [擬議用途]
B1	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STORY)	
B2	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STORY)	
B3	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STORY)	
B4	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STORY)	
B5	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STORY)	
B6	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STORY)	
B7	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STORY)	
B8	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STORY)	
B9	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STORY)	
B10	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STORY)	
B11	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STORY)	
TOTAL		1,276 m ² (ABOUT)	2,464 m ² (ABOUT)		
*** GFA OF 1/F			108 m ² (ABOUT)		
GFA OF G/F			108 m ² (ABOUT)		
COVERED AREA OF STAIRCASE			8 m ² (ABOUT)		
TOTAL GFA			224 m ² (ABOUT)		

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

parking and circulation areas

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

November 2026

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

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	☒ 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 Tai Shu Ha Road West via a local access ☐ 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) ☐																
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 <table border="0" style="width: 100%;"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td style="text-align: right;">22</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> ☐	Private Car Parking Spaces 私家車車位	22	Motorcycle Parking Spaces 電單車車位	N/A	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	Others (Please Specify) 其他 (請列明)	_____	_____	_____	_____	_____
Private Car Parking Spaces 私家車車位	22																	
Motorcycle Parking Spaces 電單車車位	N/A																	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A																	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A																	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A																	
Others (Please Specify) 其他 (請列明)	_____																	
_____	_____																	
_____	_____																	
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 <table border="0" style="width: 100%;"> <tr> <td>Taxi Spaces 的士車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td style="text-align: right;">2</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> ☐	Taxi Spaces 的士車位	N/A	Coach Spaces 旅遊巴車位	N/A	Light Goods Vehicle Spaces 輕型貨車車位	2	Medium Goods Vehicle Spaces 中型貨車車位	N/A	Heavy Goods Vehicle Spaces 重型貨車車位	N/A	Others (Please Specify) 其他 (請列明)	_____	_____	_____	_____	_____
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Light Goods Vehicle Spaces 輕型貨車車位	2																	
Medium Goods Vehicle Spaces 中型貨車車位	N/A																	
Heavy Goods Vehicle Spaces 重型貨車車位	N/A																	
Others (Please Specify) 其他 (請列明)	_____																	
_____	_____																	
_____	_____																	

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	☐ Please provide details 請提供詳情 																													
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	☐ (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																													
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table> Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
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Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

10. Justifications 理由

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

Please refer to the supplementary statement.

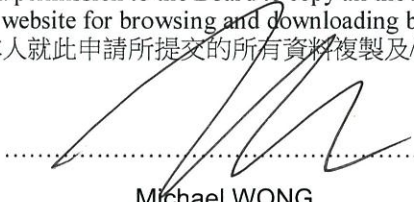
11. Declaration 聲明

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

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

Signature
簽署

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


.....

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-riches Planning Limited 盈卓規劃有限公司



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

Date 日期

20/05/2026

(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打道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 4042 and 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories		
Site area 地盤面積	6,313	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Tai Tong OZP No.: S/YL-TT/20		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	2,464 ☒ About 約 ☐ Not more than 不多於	0.39 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	11	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 ☐ (Not more than 不多於)
		N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		N/A	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	7.5 (About)	m 米 ☐ (Not more than 不多於)
		N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		2	Storeys(s) 層 ☒ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	N/A	m 米 ☐ (Not more than 不多於)
		N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		N/A	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	20 % ☒ About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 ☐ Not less than 不少於

(vii) 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	22
	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)	22 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數	2
	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)	N/A N/A 2 N/A N/A

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)	☐	☒
Plan showing the location/zoning/land status; Swept Path Analysis		
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)	☐	☐

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。

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Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 4042 and 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (excluding Container Vehicle) with Ancillary Electric Vehicles (EV) Charging Facility and Office for a Period of 5 Years'** (the proposed development) (**Plans 1 to 3**).
- 1.2 The proposed development is intended to serve as a shop and service for selling daily necessities and eating place with public vehicle park to bring convenience to nearby locals and business operators.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Village Type Development" ("V") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, 'Shop and Services', 'Eating Place' and 'Public Vehicle Park (excluding Container Vehicle)' are Column 2 uses within the "V" zone, which require planning permission from the Board.
- 2.2 Despite the Site falls within the "V" zone which is to designate both existing recognised villages and areas of land considered suitable for village expansion, other commercial uses may be permitted on application to the Board. The temporary basis of the proposed development would not frustrate the long-term planning intention of the "V" zone and can better utilise precious land resources in the New Territories. The building height of the proposed structure is comparable to nearby village houses in its surrounding within the "V" zone, i.e. maximum building height of 3 storeys (8.23 m). Therefore, it is considered not incompatible with the surrounding environment.
- 2.3 Various similar applications for/partly for 'Shop and Service' and 'Public Vehicle Park' (Nos. A/YL-TT/657, 662 and 740) were approved by the Board on a temporary basis for a period of 3 to 5 years in the past 5 years within the "V" zone on the same OZP. Therefore, approval of the current application is in line with previous decisions of the Board and would not set an undesirable precedent within the "V" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 6,313 m² (about) (**Plan 3**). 11 nos. of temporary structure are proposed for eating places, shop and services, offices with total gross floor area (GFA) of 2,464 m² (about) (**Plan 4**). The ancillary office is intended to provide indoor workspace for staff to support the daily operation of the proposed development. The remaining open area will be used for vehicle parking, loading/unloading (L/UL) and circulation area.
- 3.2 The operation hours of the shop and services and eating place will be 09:00 to 21:00 daily including public holidays, whereas the public vehicle park will operate 24-hour daily including public holidays. Detailed development parameters are shown at **Table 1** below:

Table 1 – Major development parameters

Site area	6,313 m ² (about)
Covered area	1,276 m ² (about)
Uncovered area	5,037 m ² (about)
Plot ratio	0.39 (about)
Site coverage	20% (about)
No. of structure	11
GFA	2,464 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	2,464 m ² (about)
Building height	7.5 m (about)
No. of storey	2

- 3.4 The proposed shop and service and eating place could accommodate about 20 customers at the same time. Food and goods to support the daily operation of the proposed development will be transported by light goods vehicle (LGV) during non-peak hours. As the proposed development would mainly target at residents from nearby villages in Tai Tong and Kam Tin areas, it is expected that a large portion of the target customers would access the proposed development by private cars (PC).
- 3.5 As the operation hours of the proposed shop and services and eating place would last until 21:00, it is expected the nighttime traffic flow induced by the proposed development would be minimal. The potential adverse impacts in relation to noise and traffic flow to nearby residents are not anticipated.

- 3.6 As there is a lack of EV charging facilities in the area, all the proposed PC parking spaces will be equipped with electric vehicle charging facilities. A Smart Vehicle Parking System is implemented to minimize queuing of vehicle to the Site, i.e. EV drivers/owners are offered with a mobile application that provides real time parking and EV charger availability at the Site. Advanced reservations are required through the mobile app when using the parking spaces with EV charging facilities. The mobile app will integrate payment functionalities, which allows users to pay for charging services directly through the app (including options for adding payment methods, viewing charging session history and receiving electronic receipts).
- 3.7 The Site is accessible from Tai Shu Ha Road West via a local access (**Plan 1**). A 6 m-wide (about) vehicular ingress/egress is proposed at the eastern boundary of the Site. 24 parking and L/UL spaces fitted with EV charge are provided at the Site for staff and visitors. Details of their provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of space	No. of space
PC Parking space for staff - 2.5 m (W) x 5 m (L)	5
PC Parking space for visitor - 2.5 m (W) x 5 m (L)	17
Type of space	No. of space
L/UL space for LGV - 3.5 m (W) x 7 m (L)	2

- 3.8 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the estimated trip generated/attracted by the Site is expected to be minimal, the adverse traffic impact to the surrounding road network is therefore not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated trip generation/attraction

Time period	Estimated trip generation/attraction				
	PC		LGV		2-way total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	8	5	0	0	13
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	6	7	0	0	13
Average trip per hour (Beyond AM and PM Peaks)	2	2	1	1	6

- 3.9 A notice will be posted at a prominent location of the Site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the Site at all times during the approval period of the planning permission. No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the approval period of the planning permission.
- 3.10 No open storage, storage of dangerous and dusty goods, storage of unlicensed vehicle, car beauty, washing, cleansing, paint-spaying, repairing, dismantling or other workshop activities will be involved at the Site at any time during the approval period of the planning permission.
- 3.11 The applicant will follow the 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' issued by EPD to control oily fume and cooking odour emissions generated from the eating place. To fulfill the requirements of the *Air Pollution Control Ordinance*, adequate equipment for air pollution control will be provided at the kitchen ventilation system to treat fume emissions before being discharged to the environment.
- 3.12 The applicant will strictly comply with all environmental protection/pollution control ordinances i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department

(EPD) to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

- 3.13 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational. The applicant will also continue to implement good practices under *ProPECC PN 1/23* when maintaining the on-site drainage system at the Site.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures e.g. the submission of drainage and fire service installations proposal will be provided to mitigate any potential adverse impact that would have arisen from the proposed development after planning permission has been granted by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for '**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facilities and Office for a Period of 5 Years**'.

R-riches Planning Limited

May 2026

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Swept path analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,313 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM TAI SHU HA ROAD WEST VIA
A LOCAL ACCESS

ACCESSIBLE FROM TAI SHU HA
ROAD WEST VIA A LOCAL ACCESS

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND



APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND
SERVICES, EATING PLACE AND PUBLIC
VEHICLE PARK (EXCLUDING CONTAINER
VEHICLE) WITH ANCILLARY ELECTRIC
VEHICLE CHARGING FACILITY AND OFFICE
FOR A PERIOD OF 5 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN
LONG, NEW TERRITORIES

SCALE
1 : 2500 @ A4

DRAWN BY
MN

DATE
6.5.2026

REVISED BY

DATE

TITLE

LOCATION PLAN

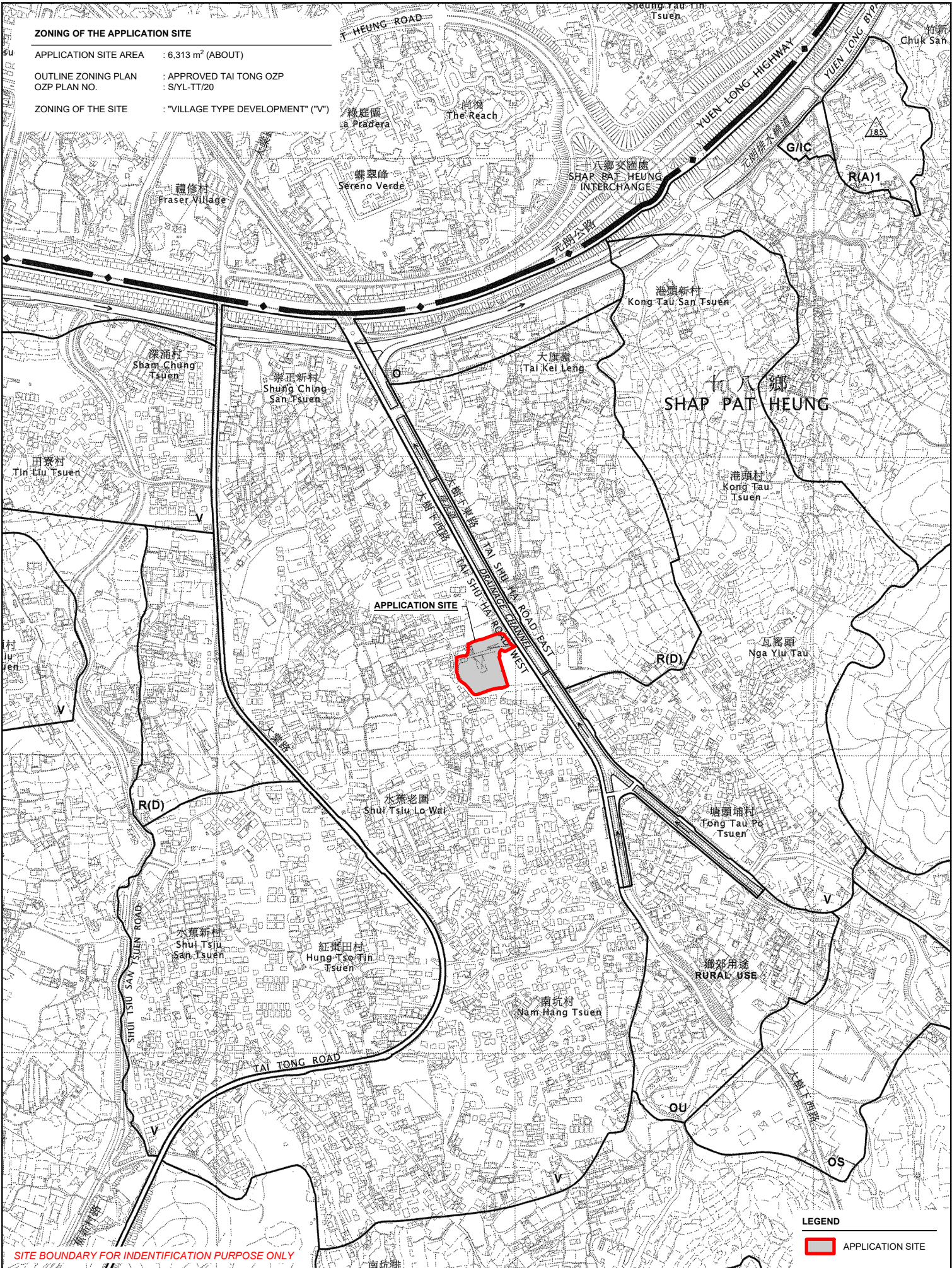
DWG NO.
PLAN 1

VER.
001



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,313 m ² (ABOUT)
OUTLINE ZONING PLAN OZP PLAN NO.	: APPROVED TAI TONG OZP S/YL-TT/20
ZONING OF THE SITE	: "VILLAGE TYPE DEVELOPMENT" ("V")

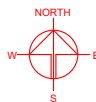


SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

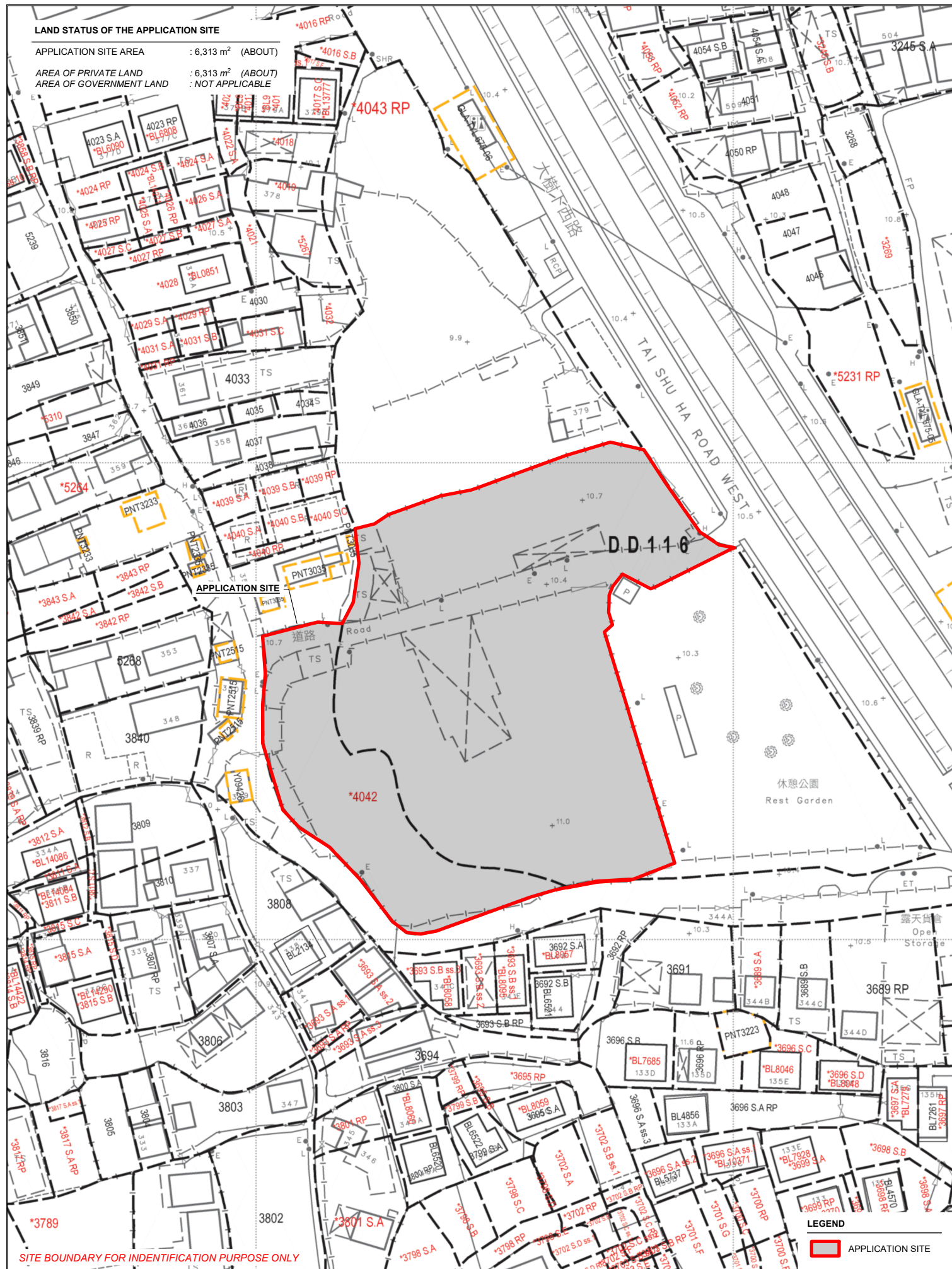
 APPLICATION SITE

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY AND OFFICE FOR A PERIOD OF 5 YEARS	ADDRESS VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 5000 @ A4		TITLE ZONING PLAN	
			DRAWN BY MN	DATE 6.5.2026	DWG NO. PLAN 2	VER. 001
			REVISED BY	DATE		



AREA OF PRIVATE LAND : 0,515 III (ABOUT 100 ACRES)
AREA OF GOVERNMENT LAND : NOT APPLICABLE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

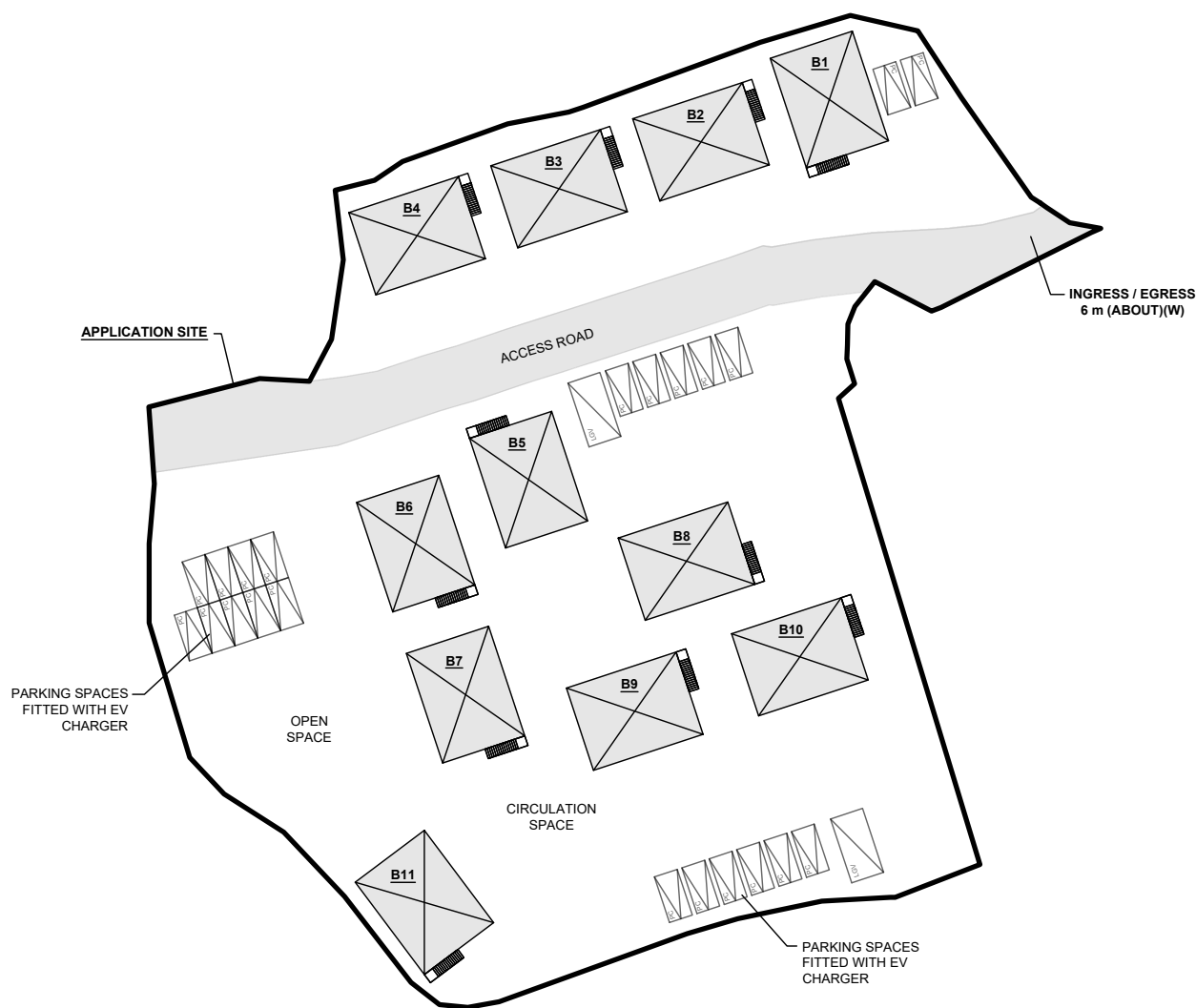


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,313 m ²	(ABOUT)
COVERED AREA	: 1,276 m ²	(ABOUT)
UNCOVERED AREA	: 5,037 m ²	(ABOUT)
PLOT RATIO	: 0.39	(ABOUT)
SITE COVERAGE	: 20%	(ABOUT)
NO. OF STRUCTURE	: 11	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,464 m ²	(ABOUT)
TOTAL GFA	: 2,464 m ²	(ABOUT)
BUILDING HEIGHT	: 7.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B2	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B3	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B4	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B5	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B6	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B7	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B8	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B9	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B10	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B11	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
TOTAL		1,276 m ² (ABOUT)	2,464 m ² (ABOUT)	

*** GFA OF 1/F	: 108 m ²	(ABOUT)
GFA OF G/F	: 108 m ²	(ABOUT)
COVERED AREA OF STAIRCASE	: 8 m ²	(ABOUT)
TOTAL GFA	: 224 m ²	(ABOUT)



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 22
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

LOADING/UNLOADING PROVISIONS

NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/LU SPACE (LGV)

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY AND OFFICE FOR A PERIOD OF 5 YEARS

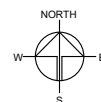
ADDRESS

VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 750 @ A4DRAWN BY
MNDATE
6.5.2026

REVISED BY

DATE

TITLE
LAYOUT PLANDWG NO.
PLAN 4VER.
001

SWEEP PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING

APPLICATION SITE

INGRESS / EGRESS
 6 m (ABOUT)(W)

休憩公園
 Rest Garden

露天貨倉
 Open Storage

APPLICATION SITE

INGRESS / EGRESS
 6 m (ABOUT)(W)

休憩公園
 Rest Garden

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  L/UL SPACE (LGV)
-  INGRESS/EGRESS
-  LIGHT GOODS VEHICLE
-  SWEEP PATH OF VEHICLE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY AND OFFICE FOR A PERIOD OF 5 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 1000 @ A4

DRAWN BY

MN

DATE

6.5.2026

REVISED BY

DATE

TITLE

SWEEP PATH ANALYSIS

DWG NO.
 PLAN 5

VER.
 001





Our Ref.: DD116 Lot 4042 & 4043 RP
Your Ref.: TPB/A/YL-TT/792

盈卓規劃有限公司

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

By Email

15 June 2026

Dear Sir,

Supplementary Information

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only)
with Ancillary Electric Vehicle Charging Station and Office
for a Period of 5 Years in “Village Type Development” Zone,
Lots 4042 and 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/792)

We are writing to submit supplementary information in support of the subject application (enclosed).

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in blue ink, followed by a circular blue stamp. The stamp contains the text 'R-riches Planning Limited' and '盈卓規劃有限公司' in Chinese.

Louis TSE
Town Planner



Supplementary Information

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only)
with Ancillary Electric Vehicle Charging Station and Office
for a Period of 5 Years in “Village Type Development” Zone,
Lots 4042 and 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/792)

The applicant provides the following supplementary information for the application:

- (i) The applicant would like to revise the applied use to ‘**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Station and Office for a Period of 5 Years**’. Revised application form, supplementary statement and plans are enclosed for the consideration of government departments (**Annexes I to II, Plans 1 to 5**).
- (ii) The structures proposed at the application site (the Site) will be subdivided and rented out for various types of shop and services (including but not limited to real estate agencies, service trades, retail shops, convenience stores, etc.) to bring convenience to nearby residents and create employment opportunities. The ancillary office is intended to provide indoor workspace for staff to support the daily operation of the proposed development.
- (iii) The estimated number of staff working at the Site are 11. It is estimated that the Site would be able to accommodate 60 visitors per day.
- (iv) Only private car parking spaces will be fitted with electric vehicle (EV) chargers to facilitate the proposed development. Regarding the operation of the Smart Vehicle Parking System, visitors can locate, reserve and navigate to parking spaces equipped with EV chargers by using the mobile application. The parking fee covers both parking and EV charging, no separate charging fee will be applied for the applied use.
- (v) A drainage proposal is provided by the applicant to mitigate potential drainage impact arising from the proposed development (**Annex III**).



Annex I
Revised Application Form

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

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

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

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Car Only) with Ancillary Electric Vehicle Charging Station and Office for a Period of 5 Years

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

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積2,464..... sq.m 平方米 ☒About 約
- Proposed plot ratio 擬議地積比率0.39..... ☒About 約
- Proposed site coverage 擬議上蓋面積20.21..... % ☒About 約
- Proposed no. of blocks 擬議座數11.....
- Proposed no. of storeys of each block 每座建築物的擬議層數2..... storeys 層
☐ include 包括.....storeys of basements 層地庫
☐ exclude 不包括.....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐About 約
.....7.5..... m 米 ☒About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

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

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

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

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

政府、機構或社區設施

.....

.....

.....

☒ other(s) 其他

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

Please refer to table at (c) below.

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	[Proposed use(s)]
B1	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)	[擬議用途]
B2	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)	
B3	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)	
B4	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)	
B5	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)	
B6	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)	
B7	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)	
B8	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)	
B9	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)	
B10	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)	
B11	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)	
TOTAL		1,276 m ² (ABOUT)	2,464 m ² (ABOUT)		
*** GFA OF 1/F			108 m ² (ABOUT)		
GFA OF G/F			108 m ² (ABOUT)		
COVERED AREA OF STAIRCASE			8 m ² (ABOUT)		
TOTAL GFA			224 m ² (ABOUT)		

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

parking and circulation areas

.....

.....

.....

.....

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 4042 and 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories		
Site area 地盤面積	6,313 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☒ About 約)		
Plan 圖則	Approved Tai Tong OZP No.: S/YL-TT/20		
Zoning 地帶	"Village Type Development" Zone		
Applied use/ development 申請用途／發展	Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Car Only) with Ancillary Electric Vehicle Charging Station and Office for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	2,464 ☒ About 約 ☐ Not more than 不多於	0.39 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	11	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 ☐ (Not more than 不多於)
		N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		N/A	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	7.5 (About)	m 米 ☐ (Not more than 不多於)
		N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		2	Storeys(s) 層 ☒ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	N/A	m 米 ☐ (Not more than 不多於)
		N/A	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		N/A	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	20.21 % ☒ About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 ☐ Not less than 不少於

Annex II

Revised Supplementary Statement

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 4042 and 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories* (the Site) for **'Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Car Only) with Ancillary Electric Vehicles (EV) Charging Station and Office for a Period of 5 Years'** (the proposed development) (**Plans 1 to 3**).
- 1.2 The proposed development is intended to serve as a shop and service for selling daily necessities and eating place with public vehicle park to bring convenience to nearby locals and business operators.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Village Type Development" ("V") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, 'Shop and Services', 'Eating Place' and 'Public Vehicle Park (excluding Container Vehicle)' are Column 2 uses within the "V" zone, which require planning permission from the Board.
- 2.2 Despite the Site falls within the "V" zone which is to designate both existing recognised villages and areas of land considered suitable for village expansion, other commercial uses may be permitted on application to the Board. The temporary basis of the proposed development would not frustrate the long-term planning intention of the "V" zone and can better utilise precious land resources in the New Territories. The building height of the proposed structure is comparable to nearby village houses in its surrounding within the "V" zone, i.e. maximum building height of 3 storeys (8.23 m). Therefore, it is considered not incompatible with the surrounding environment.
- 2.3 Various similar applications for/partly for 'Shop and Service' and 'Public Vehicle Park' (Nos. A/YL-TT/657, 662 and 740) were approved by the Board on a temporary basis for a period of 3 to 5 years in the past 5 years within the "V" zone on the same OZP. Therefore, approval of the current application is in line with previous decisions of the Board and would not set an undesirable precedent within the "V" zone.

3) Development Proposal

- 3.1 The Site occupies an area of 6,313 m² (about) (**Plan 3**). 11 nos. of temporary structure are proposed for eating places, shop and services, offices with total gross floor area (GFA) of 2,464 m² (about) (**Plan 4**). The ancillary office is intended to provide indoor workspace for staff to support the daily operation of the proposed development. The remaining open area will be used for vehicle parking, loading/unloading (L/UL) and circulation area.
- 3.2 The operation hours of the shop and services and eating place will be 09:00 to 21:00 daily including public holidays, whereas the public vehicle park will operate 24-hour daily including public holidays. Detailed development parameters are shown at **Table 1** below:

Table 1 – Major development parameters

Site area	6,313 m ² (about)
Covered area	1,276 m ² (about)
Uncovered area	5,037 m ² (about)
Plot ratio	0.39 (about)
Site coverage	20.21% (about)
No. of structure	11
GFA	2,464 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	2,464 m ² (about)
Building height	7.5 m (about)
No. of storey	2

- 3.4 The proposed shop and service and eating place could accommodate about 20 customers at the same time. Food and goods to support the daily operation of the proposed development will be transported by light goods vehicle (LGV) during non-peak hours. As the proposed development would mainly target at residents from nearby villages in Tai Tong and Kam Tin areas, it is expected that a large portion of the target customers would access the proposed development by private cars (PC).
- 3.5 As the operation hours of the proposed shop and services and eating place would last until 21:00, it is expected the nighttime traffic flow induced by the proposed development would be minimal. The potential adverse impacts in relation to noise and traffic flow to nearby residents are not anticipated.

- 3.6 As there is a lack of EV charging facilities in the area, all the proposed PC parking spaces will be equipped with electric vehicle charging facilities. A Smart Vehicle Parking System is implemented to minimize queuing of vehicle to the Site, i.e. EV drivers/owners are offered with a mobile application that provides real time parking and EV charger availability at the Site. Advanced reservations are required through the mobile app when using the parking spaces with EV charging facilities. The mobile app will integrate payment functionalities, which allows users to pay for charging services directly through the app (including options for adding payment methods, viewing charging session history and receiving electronic receipts).
- 3.7 The Site is accessible from Tai Shu Ha Road West via a local access (**Plan 1**). A 6 m-wide (about) vehicular ingress/egress is proposed at the eastern boundary of the Site. 22 PC parking spaces fitted with EV chargers and 2 L/UL spaces for LGV are provided at the Site for staff and visitors. Details of their provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of space	No. of space
PC Parking space for staff - 2.5 m (W) x 5 m (L)	5
PC Parking space for visitor - 2.5 m (W) x 5 m (L)	17
Type of space	No. of space
L/UL space for LGV - 3.5 m (W) x 7 m (L)	2

- 3.8 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the estimated trip generated/attracted by the Site is expected to be minimal, the adverse traffic impact to the surrounding road network is therefore not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated trip generation/attraction

Time period	Estimated trip generation/attraction				
	PC		LGV		2-way total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	8	5	0	0	13
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	6	7	0	0	13
Average trip per hour (Beyond AM and PM Peaks)	2	2	1	1	6

- 3.9 A notice will be posted at a prominent location of the Site to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the Site at all times during the approval period of the planning permission. No vehicle without valid licence issued under the *Road Traffic (Registration and Licensing of Vehicle) Regulations* are allowed to be parked/stored at the Site at any time during the approval period of the planning permission.
- 3.10 No open storage, storage of dangerous and dusty goods, storage of unlicensed vehicle, car beauty, washing, cleansing, paint-spaying, repairing, dismantling or other workshop activities will be involved at the Site at any time during the approval period of the planning permission.
- 3.11 The applicant will follow the 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' issued by EPD to control oily fume and cooking odour emissions generated from the eating place. To fulfill the requirements of the *Air Pollution Control Ordinance*, adequate equipment for air pollution control will be provided at the kitchen ventilation system to treat fume emissions before being discharged to the environment.
- 3.12 The applicant will strictly comply with all environmental protection/pollution control ordinances i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department

(EPD) to minimise the potential adverse environmental impacts and nuisance to the surrounding area.

- 3.13 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational. The applicant will also continue to implement good practices under *ProPECC PN 1/23* when maintaining the on-site drainage system at the Site.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures e.g. the submission of drainage and fire service installations proposal will be provided to mitigate any potential adverse impact that would have arisen from the proposed development after planning permission has been granted by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for '**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Car Only) with Ancillary Electric Vehicle Charging Station and Office for a Period of 5 Years**'.

R-riches Planning Limited

May 2026

Annex III

Drainage Proposal

Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Car Only) with Ancillary Electric Vehicle Charging Station and Office for a Period of 5 Years in “Village Type Development” Zone, Lots 4042 and 4043 (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories

Drainage Proposal

Jun 2026



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1 Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 4042 and 4043 (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories (the Site) for ‘Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (excluding Container Vehicle) with Ancillary Electric Vehicles (EV) Charging Facility and Office for a Period of 5 Years’.
- 1.1.2 This report aims to support the development in drainage aspect.

1.2 Application Site

- 1.2.1 The application site is located to the west of Tai Shu Ha Road West. It has an area of approx. 6,313 m². The site location is shown in **Figure 1**.
- 1.2.2 The existing site is already fully paved. Existing levels are various from approximately +10.4 to +11.0 mPD. The applicant intended to maintain the existing levels. No major site formation of the Application Site is anticipated.
- 1.2.3 There is an existing approx.. 14m width nullah at the east of the site which would eventually discharge to Kam Tin River. There are existing 600mm pipes connecting between the nullah and nearby area. The existing village roads surrounding the site are being served by the existing drainage system. **Figure 2** indicates the existing drainage system of the area.

2 Development Proposal

2.1 The Proposed Development

2.1.1 The total site area is approximately 6,313 m². The catchment plan is shown in **Figure 4**.

Proposed Development Area (Approx.)	
Total Site Area (m ²)	6,313
Paved Area after Development (m ²)	6,313

Table 1 – Site Development Area

3 Assessment Criteria

3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this report. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 2– Design Return Periods under SDM

3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 50 years return period is adopted.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the HKO Zone. Therefore, for 50 years return period, the following values are adopted.

a	=	505.5
b	=	3.29
c	=	0.355

(Corrigendum No.1/2024)

The development is proposed for temporary use for a period of 5 years. 11.1% rainfall increase due to climate change is considered.

2. The peak runoff is calculated by the Rational Method
i.e. $Q_p = 0.278CiA$

where	Q_p	=	peak runoff in m^3/s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km^2

3. The run-off coefficient (C) of surface runoff are taken as follows:

1. Paved Area: $C = 0.95$
2. Unpaved Area: $C = 0.35$

4. Manning’s Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

n = manning’s coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \underline{v} = -\sqrt{32gRS} \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

where,

V	=	velocity of the pipe flow (m/s)
S _f	=	hydraulic gradient
k _f	=	roughness value (m)
v	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	hydraulic radius (m)

4 Proposed Drainage System

4.1. Proposed Channels

- 4.1.1 Proposed channels are designed for collection of runoff for application site. The design calculation of proposed drains are shown in **Appendix A**. The channels are proposed to be discharged to existing 14m (W) nullah at the east of the site by existing 600mm pipes. As the site is already fully paved and the runoff is proposed to be discharge to its original receiving body. No adverse drainage impact is anticipated.
- 4.1.2 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.5 Reference Drawings are shown in **Appendix C** for reference.

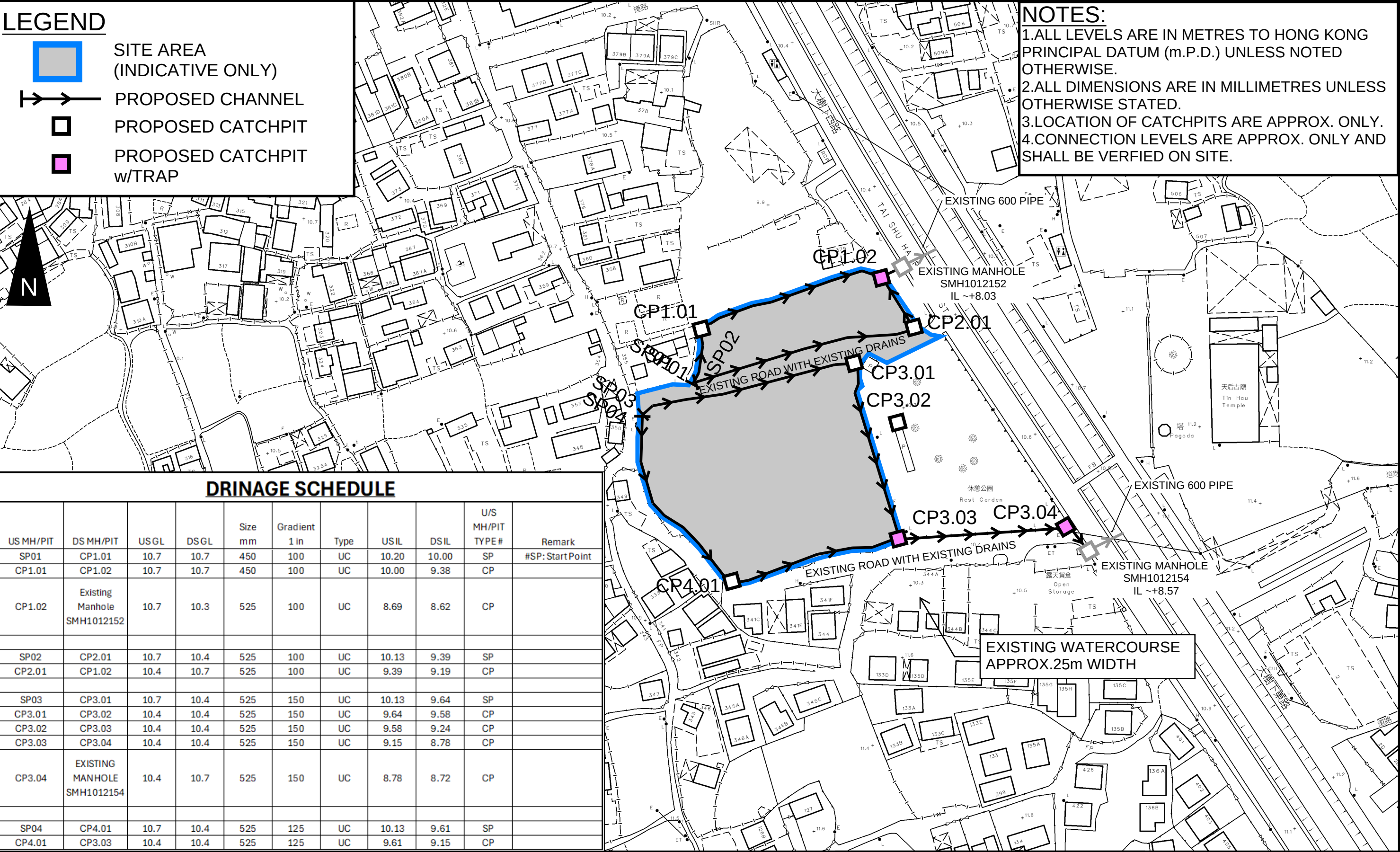
5 Conclusion

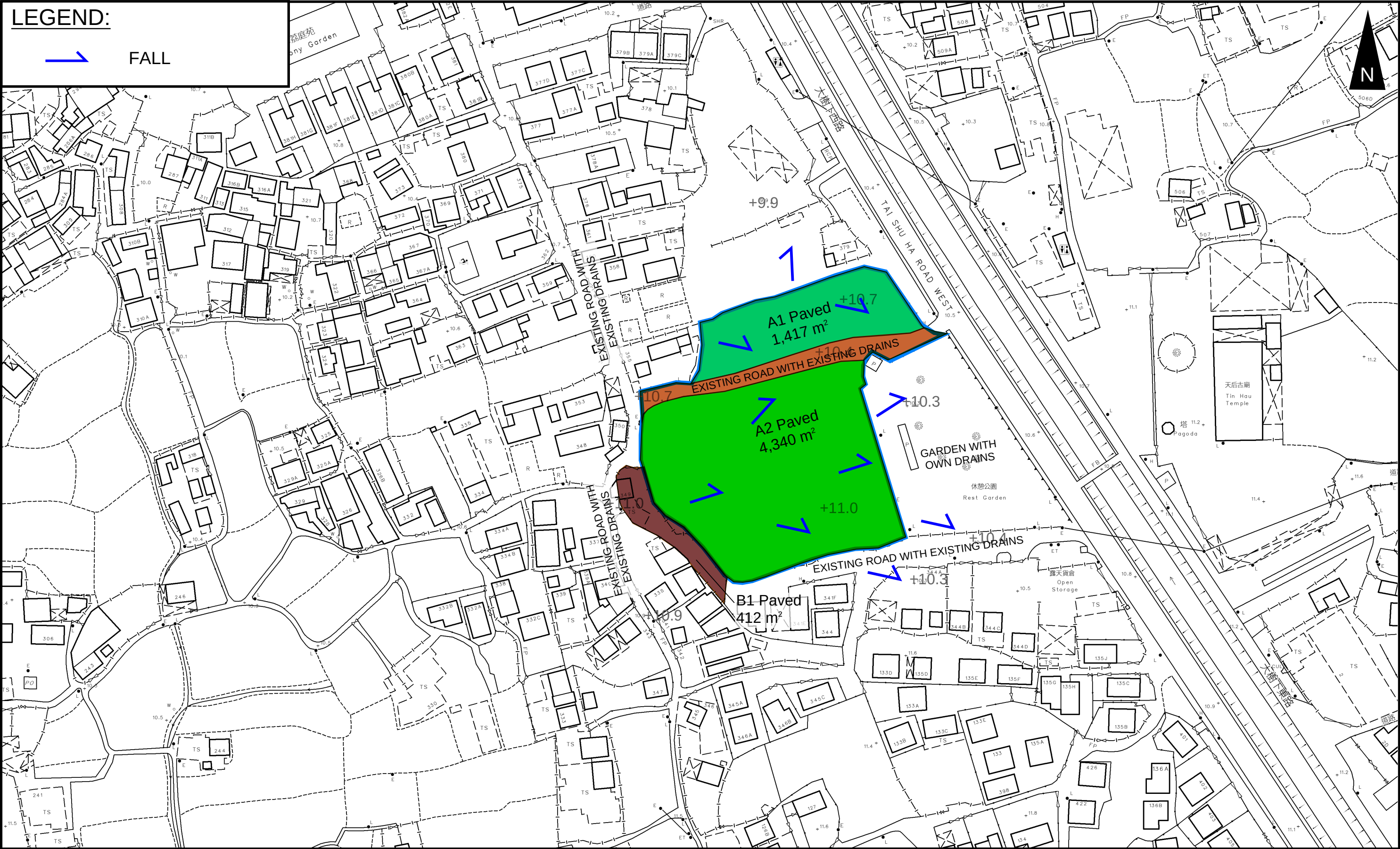
- 5.1.1 Drainage review has been conducted for the Proposed Development. The surface runoff will be collected by the proposed drains and discharge to 14m (W) watercourse at the east, which will eventually discharge to Kam Tin River.
- 5.1.2 With implementation of the above drainage system, no unacceptable drainage impact is anticipated.

- End of Text -

FIGURES







PROJECT:
Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years in “Village Type Development” Zone

TITLE
CATCHMENT PLAN

FIGURE NUMBER
FIGURE 4

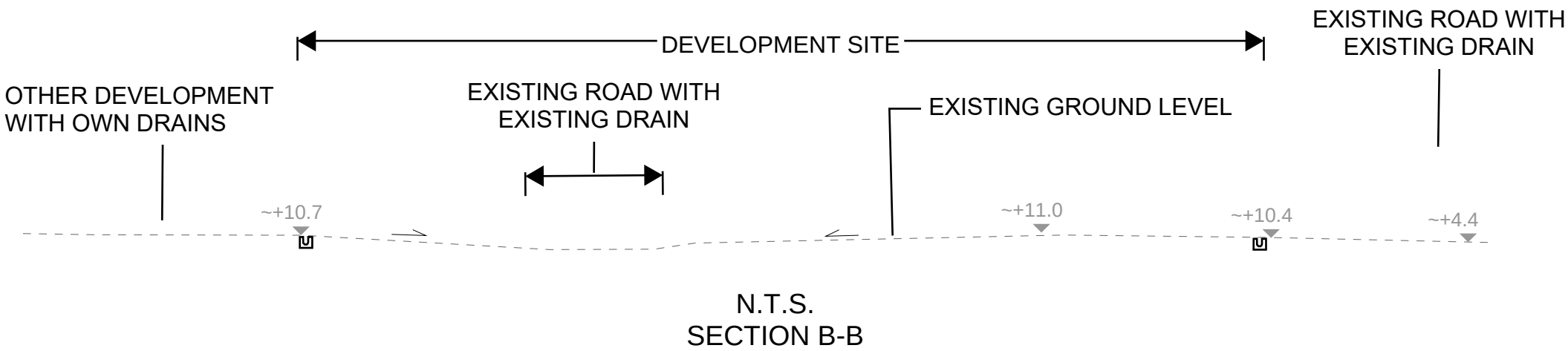
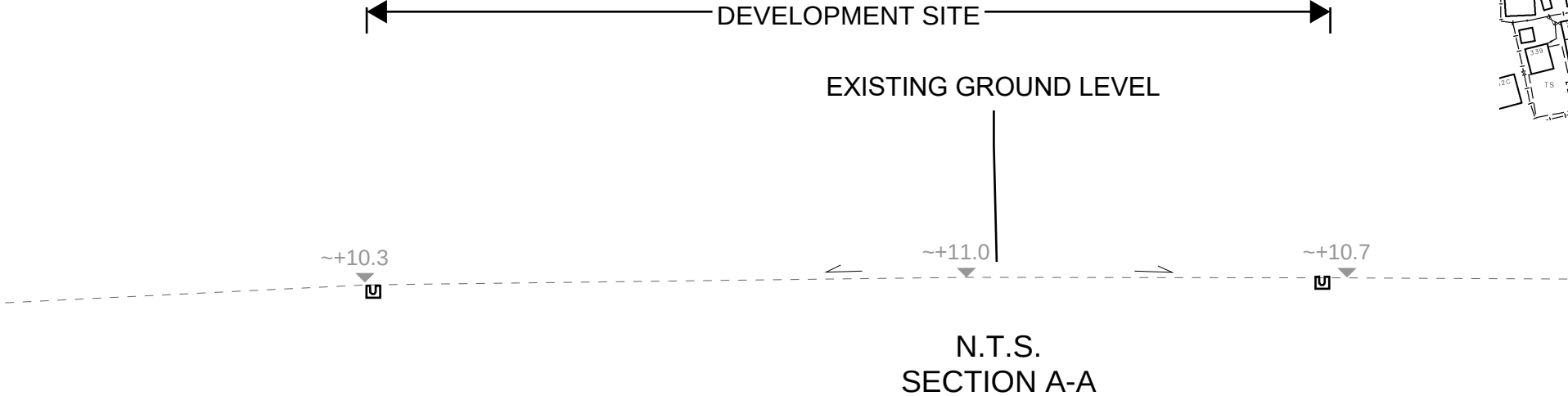
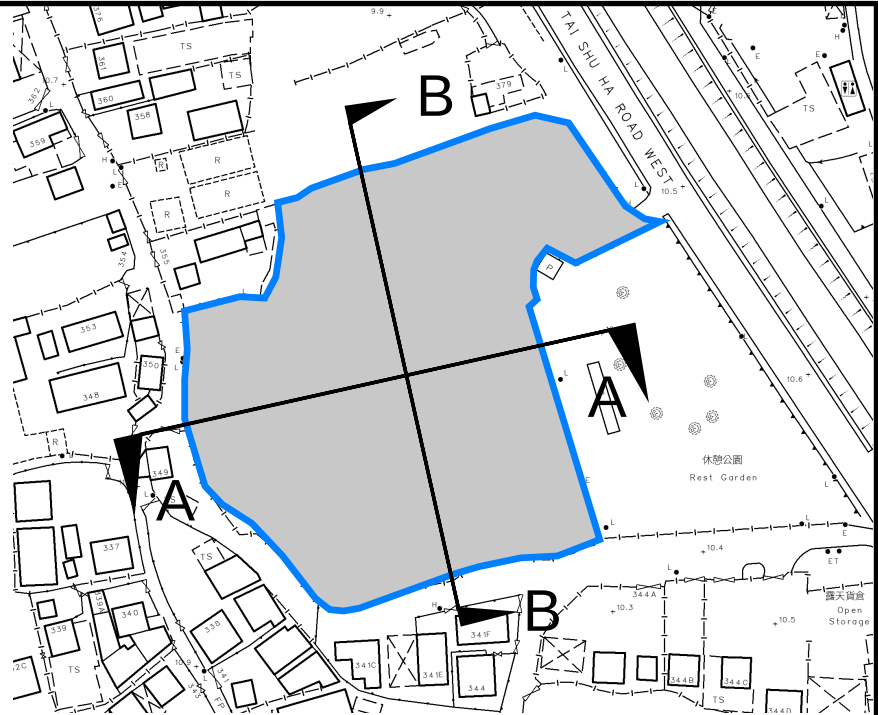
LOCATION:
Lots 4042 and 4043 (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories

VER	DESCRIPTION	DATE

LEGEND



SITE AREA
(INDICATIVE ONLY)



PROJECT:
Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years in “Village Type Development” Zone

TITLE
SECTIONS

FIGURE NUMBER
FIGURE 5

LOCATION:
Lots 4042 and 4043 (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories

VER	DESCRIPTION	DATE
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APPENDIX

Appendix A: Design Calculation

Zone	HKO	Return Period	1 in	50	years	n	0.014	Storm Constant	HKO a	505.5
						Ks	0.15		HKO b	3.29
						Viscosity	0.000001		HKO c	0.355

Catchment Area Table (Area in m²)

Catchment	A1	A2	B1															
Total Area	1417	4340	412															
Hard Paved Area	1417	4340	412															
Unpaved Area	0	0	0															
Equival. Area	1346.15	4123	391.4															

Pavement Type	Hard Paved	Unpaved
Runoff Coefficient	0.95	0.35

Calculation Table of Drainage System

US MH/PIT	DS MH/PIT	US GL	DS GL	Size mm	Gradient 1 in	Type	US IL	DS IL	U/S MH/PIT TYPE #	Length m	V m/s###	Capacity m ³ /s	Catchments	Total Equivalent Area m ²	ToC min	Intensity mm/hr ##	Total Discharge m ³ /s	Utilization	Remark
SP01	CP1.01	10.70	10.70	450	100	UC	10.20	10.00	SP	19.6	1.93	0.31	A1	1346.15	3.90	279	0.10	33.2%	
CP1.01	CP1.02	10.70	10.70	450	100	UC	10.00	9.38	CP	62.6	1.93	0.31	A1	1346.15	4.07	277	0.10	32.9%	
CP1.02	Existing Manhole SMH1012152	10.70	10.32	525	100	UC	8.69	8.62	CP	7.3	2.14	0.47	A1	1346.15	4.63	269	0.10	21.3%	
SP02	CP2.01	10.70	10.40	525	100	UC	10.13	9.39	SP	74	2.14	0.47	A1	1346.15	3.90	279	0.10	22.0%	
CP2.01	CP1.02	10.40	10.70	525	100	UC	9.39	9.19	CP	19.7	2.14	0.47	A1	1346.15	4.48	271	0.10	21.4%	
SP03	CP3.01	10.70	10.40	525	150	UC	10.13	9.64	SP	72.6	1.75	0.39	A2	4123.00	3.90	279	0.32	82.6%	
CP3.01	CP3.02	10.40	10.40	525	150	UC	9.64	9.58	CP	9.9	1.75	0.39	A2	4123.00	4.59	270	0.31	79.9%	
CP3.02	CP3.03	10.40	10.40	525	150	UC	9.58	9.24	CP	50	1.75	0.39	A2	4123.00	4.69	269	0.31	79.6%	
CP3.03	CP3.04	10.40	10.40	525	150	UC	9.15	8.78	CP	55.9	1.75	0.39	A2	4123.00	5.16	263	0.30	77.9%	
CP3.04	EXISTING MANHOLE SMH1012154	10.40	10.66	525	150	UC	8.78	8.72	CP	9.2	1.75	0.39	A2,B1	4514.40	5.70	258	0.32	83.5%	
SP04	CP4.01	10.70	10.40	525	125	UC	10.13	9.61	SP	64.7	1.91	0.42	A2,B1	4514.40	3.90	279	0.35	82.5%	
CP4.01	CP3.03	10.40	10.40	525	125	UC	9.61	9.15	CP	57.1	1.91	0.42	A2,B1	4514.40	4.46	271	0.34	80.3%	
Existing Manhole SMH1012152				600	50	UC					3.31	0.96	A1	1346.15	4.63	269	0.10	10.5%	
EXISTING MANHOLE SMH1012154				600	54	UC					3.19	0.92	A1	1346.15	5.70	258	0.10	10.5%	

#SP: Start Point
: With 11.1% rainfall increase as per Table 28 of SDM Corrigendum No. 1/2022.
###: 10% flow area reduction considered as per DSD SDM section 9.3

Time of Concentration Checking

Catchment	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L/ (H ^{1.48} A ^{0.1})	tc = to + tf
A	L	H1	H2			
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
162	28	4.6	4.5	0.357	3.0	3.0



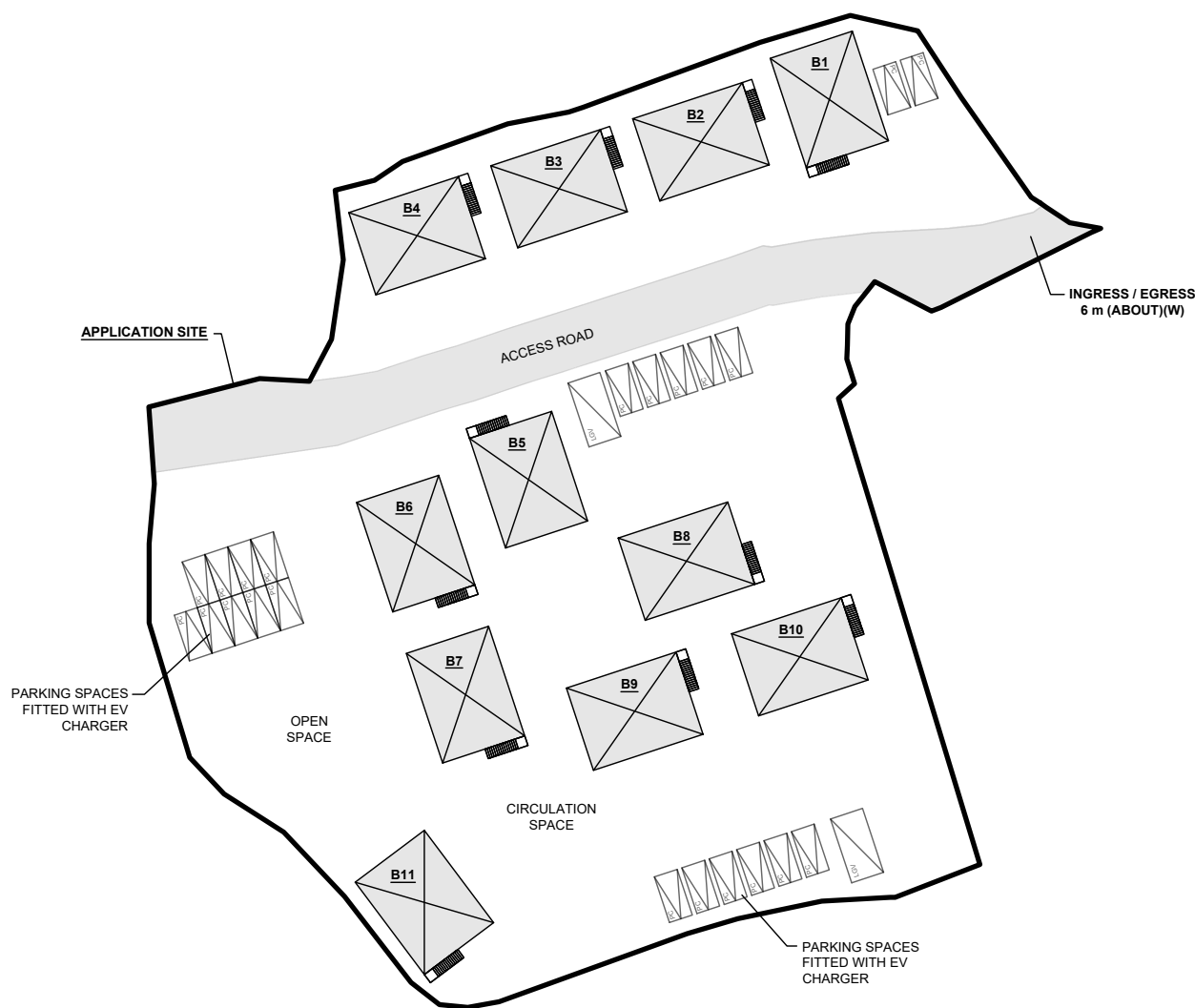
APPENDIX B - PROPOSED SITE LAYOUT PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,313 m ²	(ABOUT)
COVERED AREA	: 1,276 m ²	(ABOUT)
UNCOVERED AREA	: 5,037 m ²	(ABOUT)
PLOT RATIO	: 0.39	(ABOUT)
SITE COVERAGE	: 20.21%	(ABOUT)
NO. OF STRUCTURE	: 11	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,464 m ²	(ABOUT)
TOTAL GFA	: 2,464 m ²	(ABOUT)
BUILDING HEIGHT	: 7.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B2	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B3	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B4	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B5	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B6	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B7	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B8	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B9	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B10	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B11	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
TOTAL		1,276 m ² (ABOUT)	2,464 m ² (ABOUT)	

*** GFA OF 1/F	: 108 m ²	(ABOUT)
GFA OF G/F	: 108 m ²	(ABOUT)
COVERED AREA OF STAIRCASE	: 8 m ²	(ABOUT)
TOTAL GFA	: 224 m ²	(ABOUT)



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 22
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

LOADING/UNLOADING PROVISIONS

NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 (L) X 3.5 m (W)

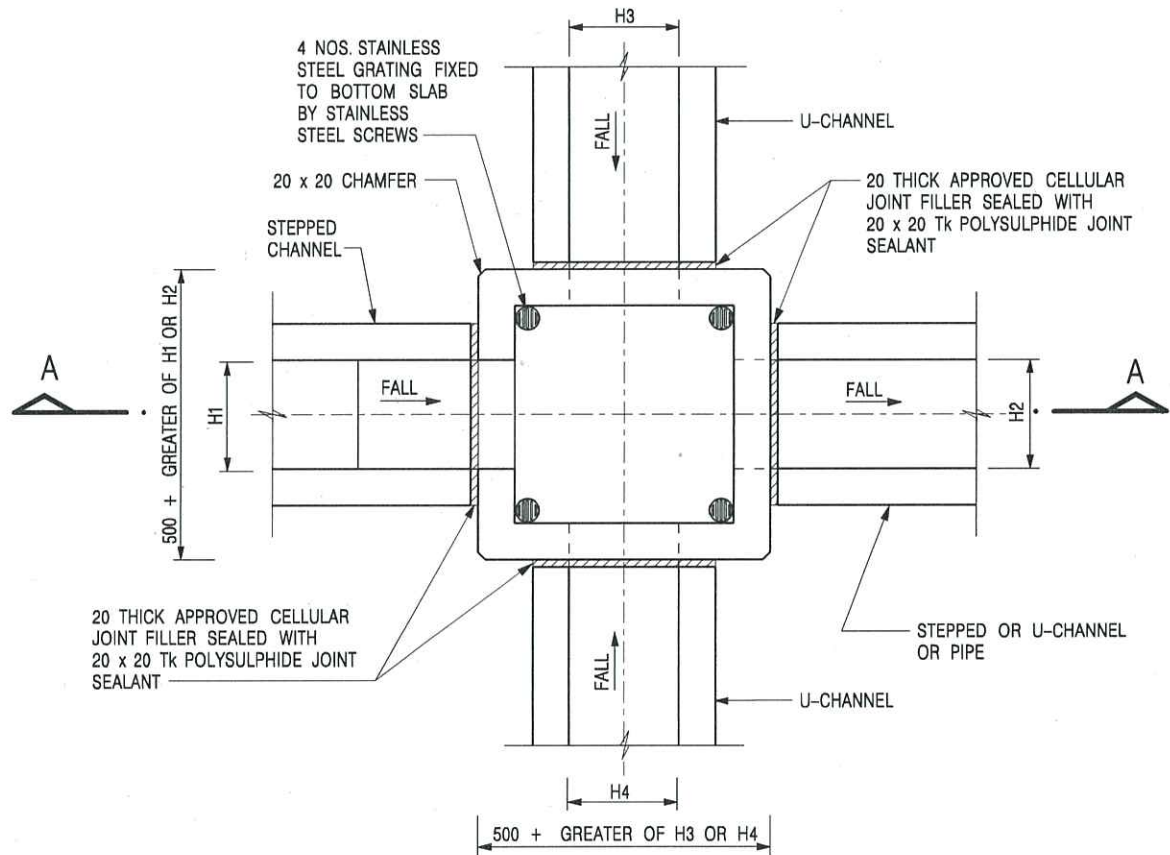
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/LU SPACE (LGV)

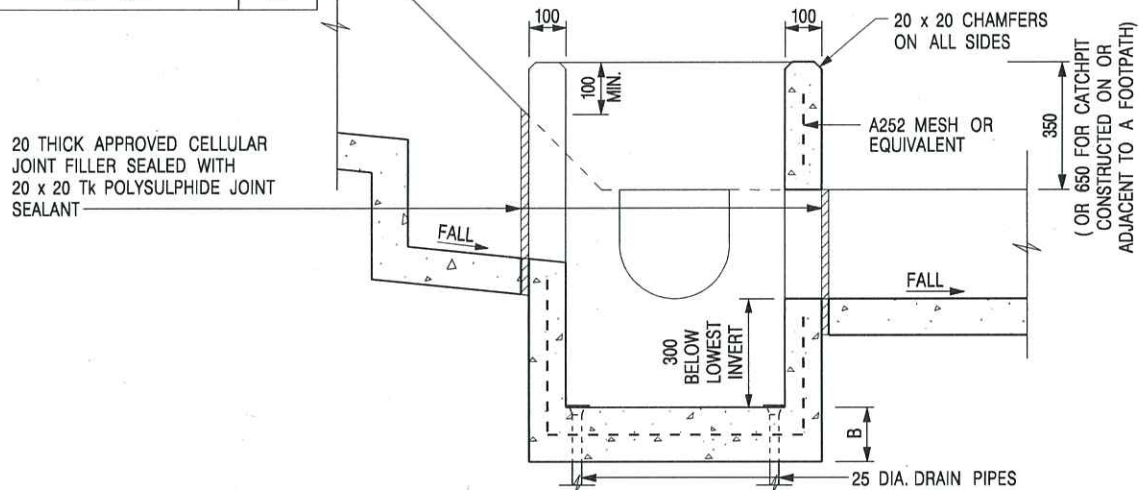
PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE	NORTH W E S
	PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY AND OFFICE FOR A PERIOD OF 5 YEARS	VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES	1 : 750 @ A4	LAYOUT PLAN	
			DRAWN BY MN	DATE 6.5.2026	
			REVISED BY	DATE	
				DWG NO. PLAN 4	VER. 001

Appendix C - Reference Drawings



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



SECTION A - A

NOTES:

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

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



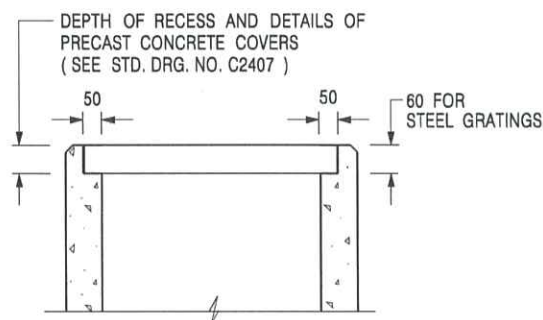
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



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

NOTES:

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

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

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



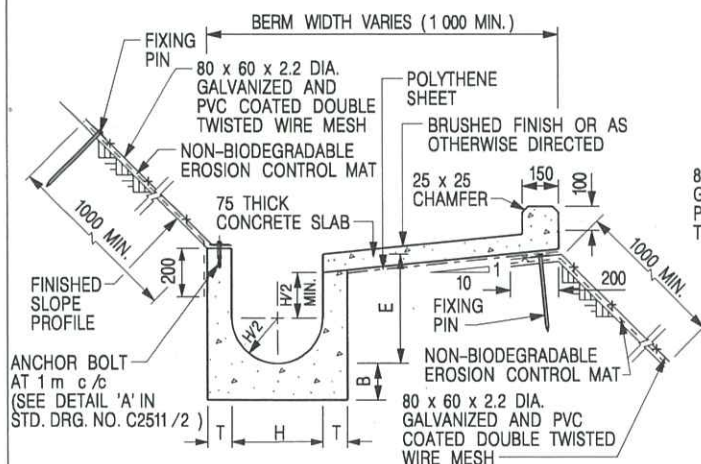
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

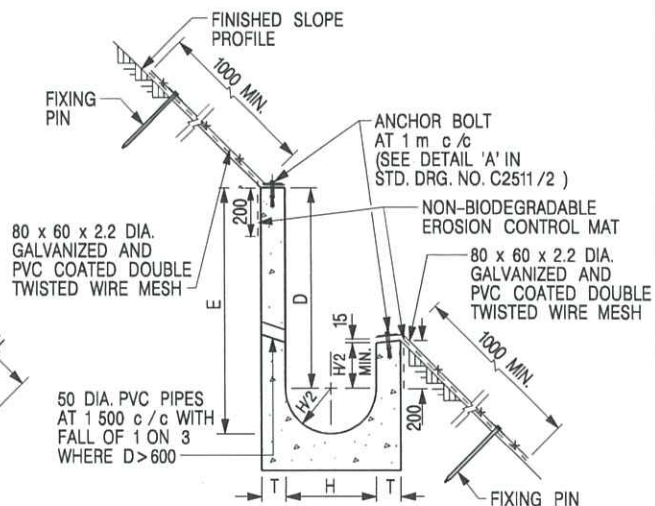
DRAWING NO.

DATE JAN 1991

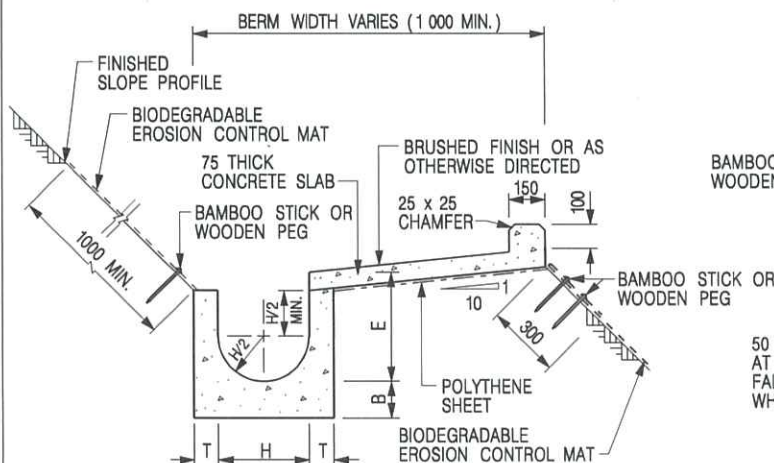
C2406 / 2A



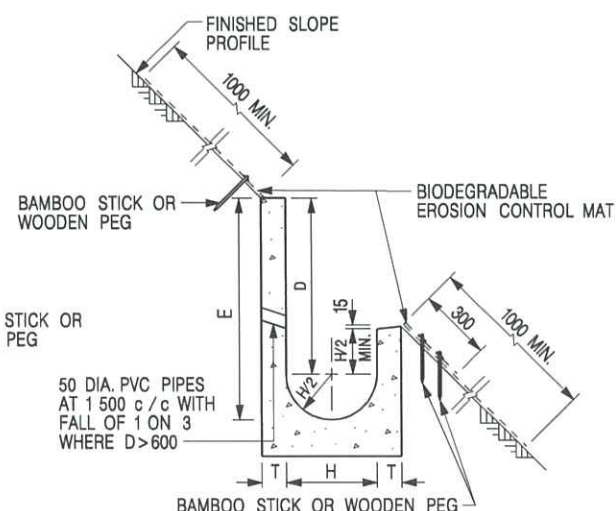
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

**DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B - WITH
EROSION CONTROL MAT APRON)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

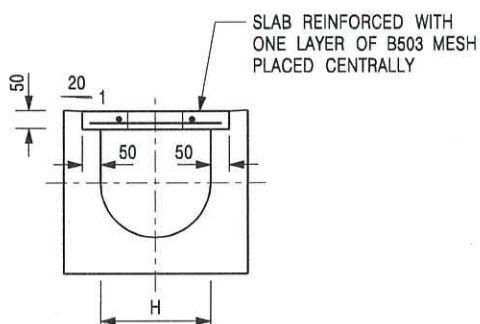
DRAWING NO.

DATE JAN 1991

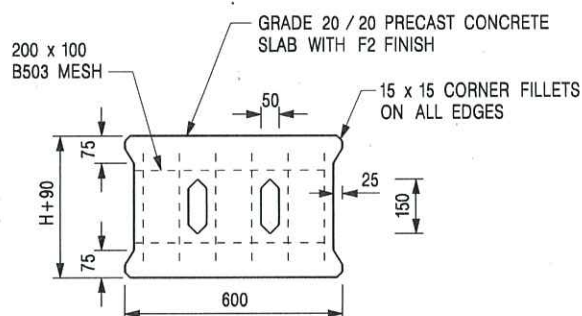
C24101

卓越工程 建設香港

We Engineer Hong Kong's Development



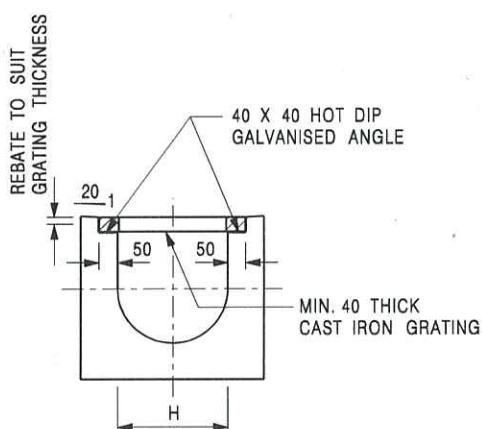
TYPICAL SECTION



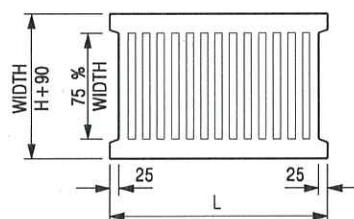
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



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

CAST IRON GRATING

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

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

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

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

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

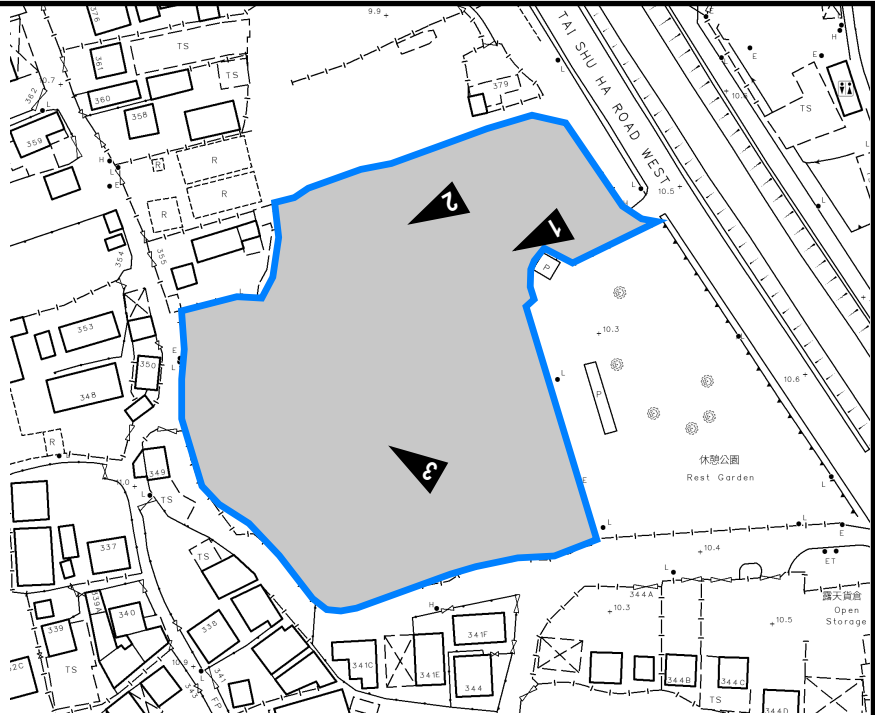
DATE JAN 1991

DRAWING NO.

C2412E



VIEW 1



VIEW 3



VIEW 2



PROJECT:
Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years in “Village Type Development” Zone

SITE PHOTOS

APPENDIX D

LOCATION:
Lots 4042 and 4043 (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories

VER	DESCRIPTION	DATE

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Swept path analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,313 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM TAI SHU HA ROAD WEST VIA
A LOCAL ACCESS

ACCESSIBLE FROM TAI SHU HA
ROAD WEST VIA A LOCAL ACCESS

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND



APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND
SERVICES, EATING PLACE AND PUBLIC
VEHICLE PARK (PRIVATE CAR ONLY)
WITH ANCILLARY ELECTRIC VEHICLE
CHARGING STATION AND OFFICE FOR A
PERIOD OF 5 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN
LONG, NEW TERRITORIES

SCALE
1 : 2500 @ A4

DRAWN BY
MN

DATE
6.5.2026

REVISED BY

DATE

TITLE

LOCATION PLAN

DWG NO.
PLAN 1

VER.
001

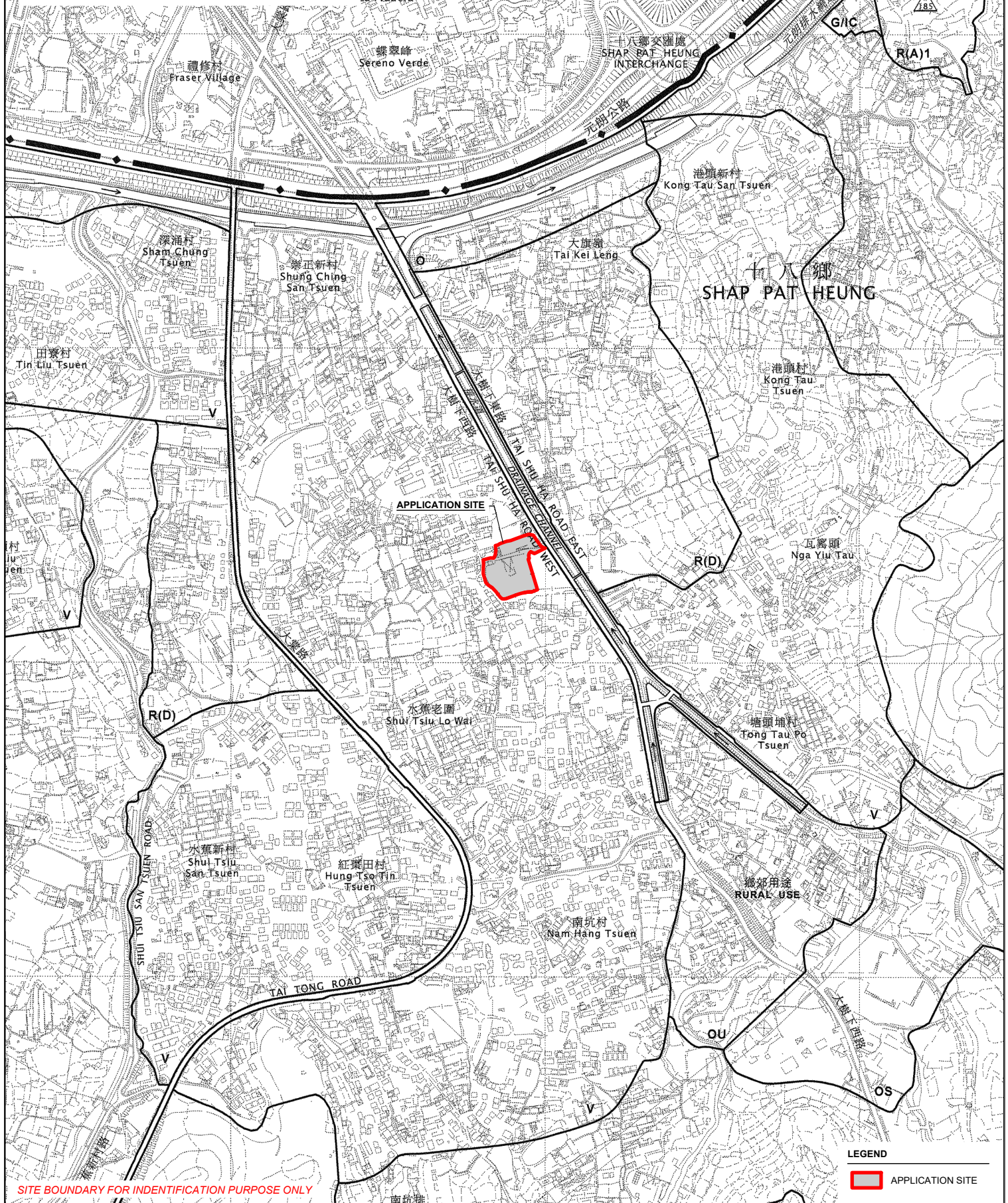


ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,313 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED TAI TONG OZP
OZP PLAN NO. : S/YL-TT/20

ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (PRIVATE CAR ONLY) WITH ANCILLARY ELECTRIC VEHICLE CHARGING STATION AND OFFICE FOR A PERIOD OF 5 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 5000 @ A4

DRAWN BY
MN

DATE
6.5.2026

REVISED BY

DATE

TITLE

ZONING PLAN

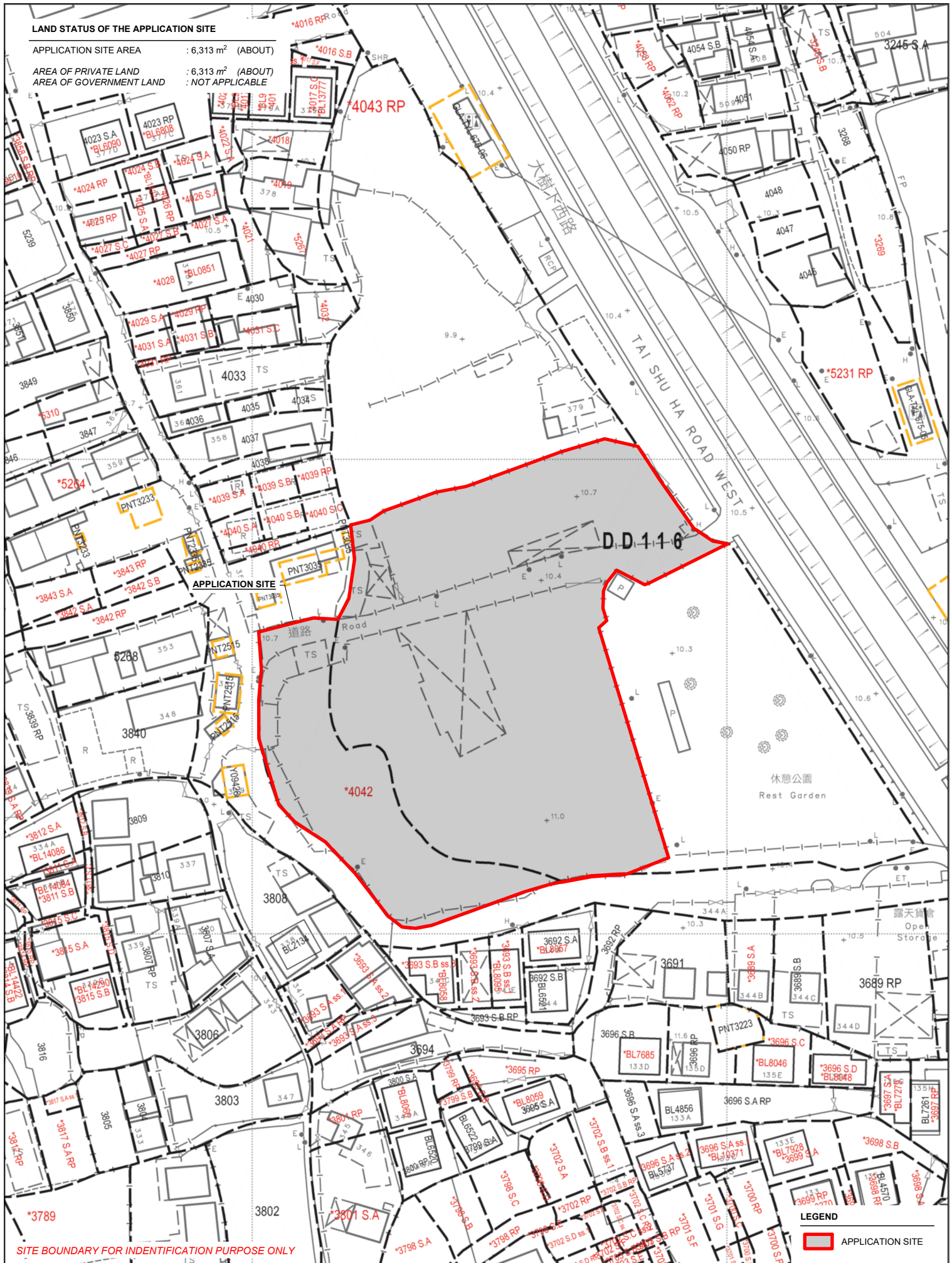
DWG NO.
PLAN 2

VER.
001



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,313 m² (ABOUT)
 AREA OF PRIVATE LAND : 6,313 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (PRIVATE CAR ONLY) WITH ANCILLARY ELECTRIC VEHICLE CHARGING STATION AND OFFICE FOR A PERIOD OF 5 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

6.5.2026

REVISED BY

DATE

TITLE

LAND STATUS

DWG NO.

PLAN 3

VER.

001

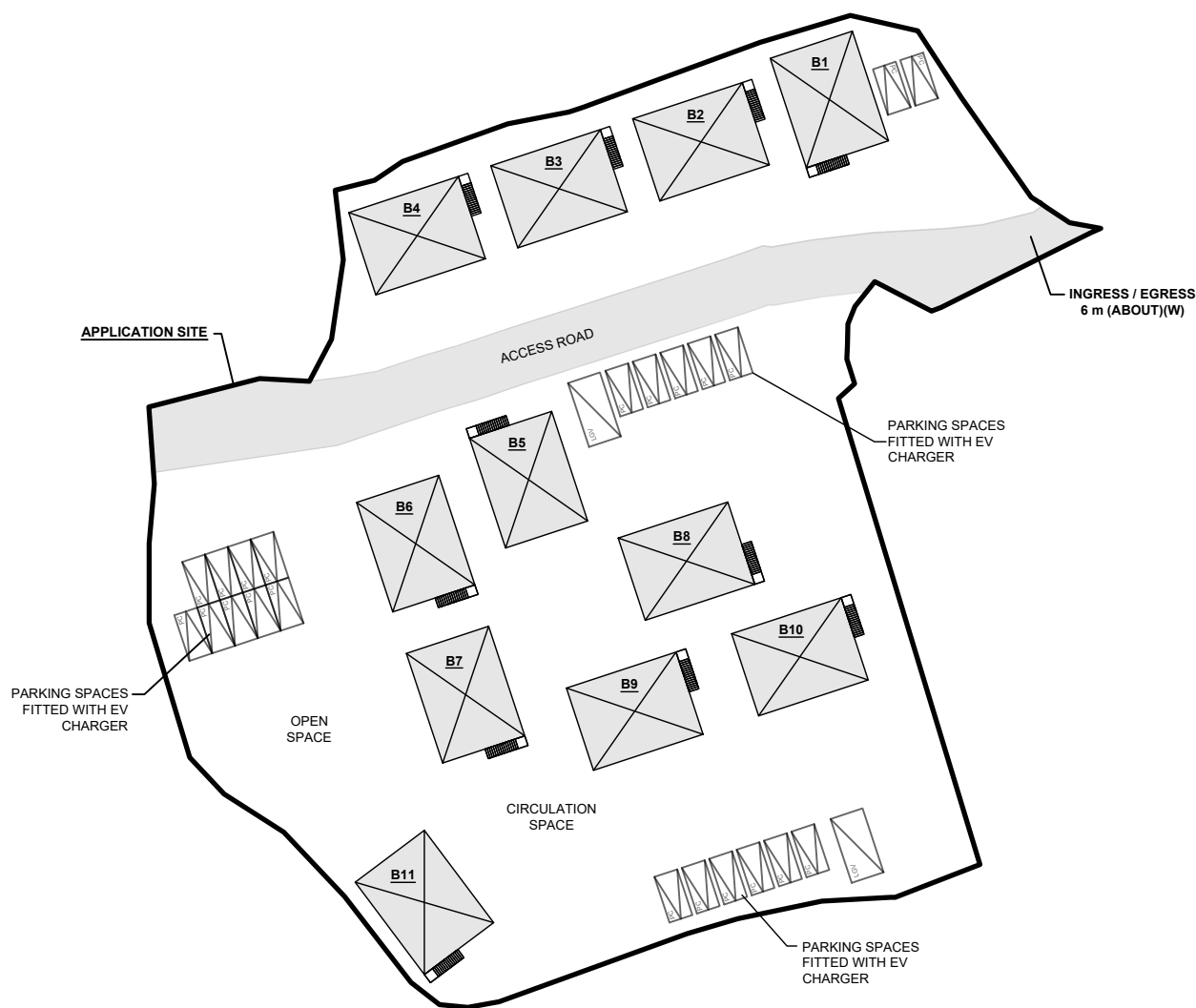


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,313 m ²	(ABOUT)
COVERED AREA	: 1,276 m ²	(ABOUT)
UNCOVERED AREA	: 5,037 m ²	(ABOUT)
PLOT RATIO	: 0.39	(ABOUT)
SITE COVERAGE	: 20.21%	(ABOUT)
NO. OF STRUCTURE	: 11	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,464 m ²	(ABOUT)
TOTAL GFA	: 2,464 m ²	(ABOUT)
BUILDING HEIGHT	: 7.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B2	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B3	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B4	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B5	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B6	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B7	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B8	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B9	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B10	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B11	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
TOTAL		1,276 m ² (ABOUT)	2,464 m ² (ABOUT)	

*** GFA OF 1/F	: 108 m ²	(ABOUT)
GFA OF G/F	: 108 m ²	(ABOUT)
COVERED AREA OF STAIRCASE	: 8 m ²	(ABOUT)
TOTAL GFA	: 224 m ²	(ABOUT)



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 22
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

LOADING/UNLOADING PROVISIONS

NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/LUL SPACE (LGV)

PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE	NORTH W E S
	PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (PRIVATE CAR ONLY) WITH ANCILLARY ELECTRIC VEHICLE CHARGING STATION AND OFFICE FOR A PERIOD OF 5 YEARS	VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES	1 : 750 @ A4	LAYOUT PLAN	
			DRAWN BY MN	DATE 6.5.2026	
			REVISED BY	DATE	
				DWG NO. PLAN 4	VER. 001

SWEEP PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING

APPLICATION SITE

INGRESS / EGRESS
 6 m (ABOUT)(W)

休憩公園
 Rest Garden

露天貨倉
 Open Storage

APPLICATION SITE

INGRESS / EGRESS
 6 m (ABOUT)(W)

休憩公園
 Rest Garden

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  L/UL SPACE (LGV)
-  INGRESS/EGRESS
-  LIGHT GOODS VEHICLE
-  SWEEP PATH OF VEHICLE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (PRIVATE CAR ONLY) WITH ANCILLARY ELECTRIC VEHICLE CHARGING STATION AND OFFICE FOR A PERIOD OF 5 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 1000 @ A4

DRAWN BY
 MN

DATE
 6.5.2026

REVISED BY

DATE

TITLE

SWEEP PATH ANALYSIS

DWG NO.
 PLAN 5

VER.
 001



Our Ref. : DD116 Lot 4042 & 4043 RP
Your Ref. : TPB/A/YL-TT/792

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

By Email

4 August 2026

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only)
with Ancillary Electric Vehicle Charging Station and Office
for a Period of 5 Years in "Village Type Development" Zone,
Lots 4042 and 4043 RP (Part) in D.D.116, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/792)

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

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/TMYLW, Pland

(Attn.: Ms. Sandi TANG
(Attn.: Mr. Kevin LAM

email: swstang@pland.gov.hk)
email: kthlam@pland.gov.hk)

[REDACTED]

Responses-to-Comments

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only)
with Ancillary Electric Vehicle Charging Station and Office
for a Period of 5 Years in "Village Type Development" Zone,
Lots 4042 and 4043 RP (Part) in D.D.116, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/792)

- (i) The applicant would like to provide clarifications in response to comments of the general public, details are as follows:

The applicant has carefully assessed the potential environmental impacts on the surrounding environment. Several mitigation measures will also be proposed and implemented to avoid potential nuisances to the nearby settlements, in accordance with the requirements stipulated in various government guidelines. Therefore, it is believed that the proposed development will result in only minimal nuisance to the nearby settlements.

Traffic aspect

- Regarding the traffic generation, it is estimated that only 6 trips of light goods vehicle and private car will be generated per day during the non-peak hours. As infrequent trips will be generated, adverse impact on the nearby road networks should not be anticipated.

Drainage and Fire Safety aspect

- The applicant submitted a drainage proposal to provide mitigation measures to avoid any potential drainage impact generated from the proposed development. The applicant will submit/implement the fire service installations and drainage proposals respectively after planning permission has been granted by the Town Planning Board (the Board) to avoid any potential fire risk and drainage impact and to the surrounding settlements.

Environmental aspect

- 2.5m high solid metal walls will be erected along the site boundary as sound and visual barriers to minimise potential nuisance to the surrounding settlements. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. In addition, maintenance will be conducted by the applicant regularly.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) (Contact Person: Mr. H. Y. HO; Tel.: 2152 5778)		
(a)	Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.	A layout plan showing at least 1.5 m setback from the existing water mains as a waterworks reserve is provided for your consideration (Plan 1). No structure will be erected and no material will be stored within the waterworks reserve area. Free access will be provided for staff / contractor of WSD to carry out construction, inspection, operation, maintenance and repair works at any time during the planning approval period.
(b)	In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.	
(c)	No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.	No trees or shrubs with penetrating roots will be planted within the waterworks reserve or in the vicinity of the water main.
(d)	Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site.	Noted.
2. Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. Jeremy FONG; Tel: 2835 2164)		
(a)	confirm whether septic tank and soakaway system will be provided and if affirmative, whether the petrol interceptor, septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including	During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff and visitor. The applicant will implement good practices under <i>ProPECC PN 1/23</i> when designing on-site sewage system

	requirements for minimum clearance distance, percolation test and certification by Authorized Person; and	within the application site (the Site). Septic tank will be provided within the Site for sewage treatment. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.
(b)	confirm whether there is any kitchen and/or washing area, if affirmative, please confirm whether all wastewater collected from kitchen and washing areas, including that from basins, sinks and floor drains, should be discharged via a grease trap in accordance with the requirements of EPD's ProPECC PN 1/23, including grease trap should be capable of providing at least 20 minutes retention during peak flow.	The applicant confirms that designated kitchen and washing facilities are provided as part of the proposed scheme. The applicant confirms that all trade effluent and wastewater generated from the kitchen and washing areas - including discharge from basins, sinks, and floor drains will be collected and routed through a properly sized grease trap, in full compliance with the requirements of EPD's Practice Note ProPECC PN 1/23, including grease trap should be capable of providing at least 20 minutes retention during peak flow.
3. Comments of the Secretary for Environment and Ecology (SEE) (Contact Person: Mr. Vincent FONG; Tel: 3863 0632)		
(a)	It is noted from P.9 of the attached application form that there will be 22 private car (PC) parking spaces. It is also noted from para. 3.6 on P.11 out of 43 of the attached supplementary information that "all the proposed PC parking spaces will be equipped with electric vehicle charging facilities". Please advise the output power of the 22 EV charging facilities.	The applicant clarifies and confirms that all 22 proposed private car parking spaces will be equipped with EV charging facilities boasting an output power of not less than 7kW (i.e., medium-speed AC chargers). This fully aligns with and complies with the latest requirements set out in Chapter 8 of the <i>Hong Kong Planning Standards and Guidelines</i> (HKPSG) to support the Government's policy on promoting EV adoption.
(b)	To echo with the latest version of Ch.8 of HKPSG about EV charging facilities and to support the Government's policies in promoting the wider adoption of EVs, the applicant is suggested to comply with the relevant requirement of HKPSG, i.e., <u>EV chargers with output power of not less than 7kW should be installed in all parking spaces for private cars, light goods vehicles and motorcycles of the subject site.</u>	

4. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. S. L. CHENG; Tel.: 2443 1072)		
(a)	<u>Unauthorized structure(s) within the said private lot(s) covered by the planning application</u> LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot Nos. 4042 and 4043 RP in D.D. 116 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD. If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) covered within the said private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed is temporary in nature, only erection of temporary structure(s) will be considered.	Noted. The applicant will submit a short term waiver application to rectify the proposed structures erected on the concerned lots after planning permission has been granted from the Town Planning Board. No structure will be used for domestic use.

DEVELOPMENT PARAMETERS

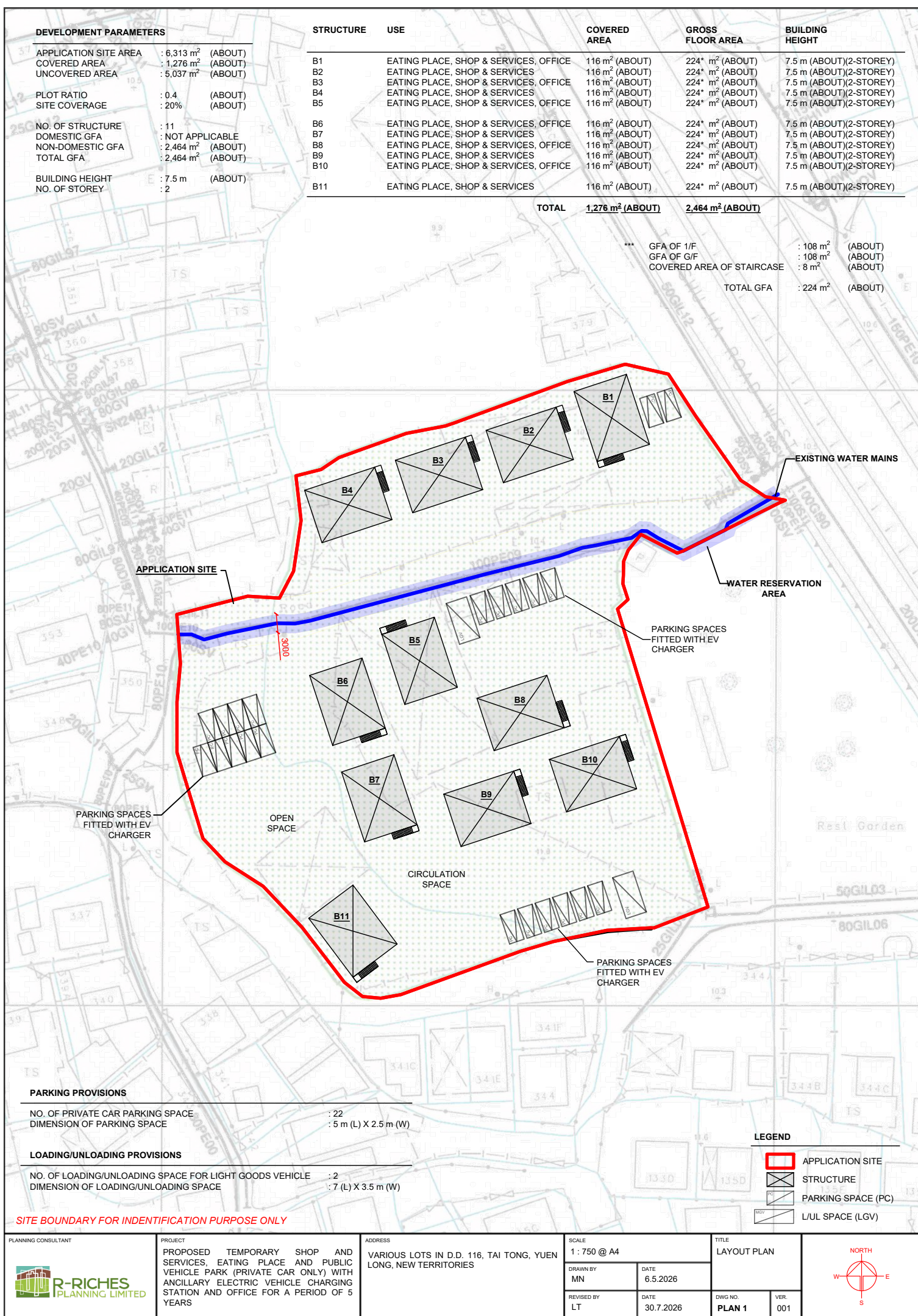
APPLICATION SITE AREA	: 6,313 m ²	(ABOUT)
COVERED AREA	: 1,276 m ²	(ABOUT)
UNCOVERED AREA	: 5,037 m ²	(ABOUT)
PLOT RATIO	: 0.4	(ABOUT)
SITE COVERAGE	: 20%	(ABOUT)
NO. OF STRUCTURE	: 11	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,464 m ²	(ABOUT)
TOTAL GFA	: 2,464 m ²	(ABOUT)
BUILDING HEIGHT	: 7.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE USE

B1	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B2	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B3	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
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B10	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B11	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)

TOTAL 1,276 m² (ABOUT) 2,464 m² (ABOUT)

*** GFA OF 1/F	: 108 m ²	(ABOUT)
GFA OF G/F	: 108 m ²	(ABOUT)
COVERED AREA OF STAIRCASE	: 8 m ²	(ABOUT)
TOTAL GFA	: 224 m ²	(ABOUT)



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 22
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

LOADING/UNLOADING PROVISIONS

NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/UL SPACE (LGV)

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (PRIVATE CAR ONLY) WITH ANCILLARY ELECTRIC VEHICLE CHARGING STATION AND OFFICE FOR A PERIOD OF 5 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

6.5.2026

REVISED BY

LT

DATE

30.7.2026

TITLE

LAYOUT PLAN

DWG NO.

PLAN 1

VER.

001





R-RICHES
PLANNING LIMITED

盈卓
規劃
有限公司

Our Ref. : DD116 Lot 4042 & 4043 RP
Your Ref. : TPB/A/YL-TT/792

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

By Email

7 September 2026

Dear Sir,

2nd Further Information

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only)
with Ancillary Electric Vehicle Charging Station and Office
for a Period of 5 Years in "Village Type Development" Zone,
Lots 4042 and 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/792)

We are writing to submit further information for clarifications of the subject application
(Appendix I).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Danny NG
Town Planner

cc DPO/TMYLW, Pland

(Attn.: Ms. Sandi TANG
(Attn.: Mr. Kevin LAM

email: swstang@pland.gov.hk)
email: kthlam@pland.gov.hk)

[Redacted signature area]

Responses-to-Comments

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only)
with Ancillary Electric Vehicle Charging Station and Office
for a Period of 5 Years in "Village Type Development" Zone,
Lots 4042 and 4043 RP (Part) in D.D.116, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/792)

- (i) The applicant would like to provide clarifications for the application, details are as follows:
- Staff will be deployed by the applicant to direct vehicles entering/exiting the Site. This is to ensure pedestrian safety from passing through the Site entrance. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure no queuing of vehicles along Tai Shu Ha Road West via the local access. Staff will also be deployed by the applicant to direct vehicles entering/exiting the Site and within the Site to ensure safety. All queuing vehicles for the Site will be asked to leave, if possible. This is to ensure no queuing of vehicles from the Site to/from Tai Shu Ha Road West;
 - 24 hour free access will be provided for nearby residents/pedestrians to/from Tai Shu Ha Road West to nearby villages for conveniences. Fencing will also be provided along the access for separating visiting vehicles and pedestrians. This is to ensure pedestrian safety;
 - 2.5m high solid metal walls will be erected along the site boundary as sound and visual barriers to minimise potential nuisance to the surrounding settlements. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.



R-RICHES
PLANNING LIMITED

盈卓
規劃
有限公司

Our Ref. : DD116 Lot 4042 & 4043 RP
Your Ref. : TPB/A/YL-TT/792

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

By Email

17 September 2026

Dear Sir,

3rd Further Information

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only)
with Ancillary Electric Vehicle Charging Station and Office
for a Period of 5 Years in "Village Type Development" Zone,
Lots 4042 and 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/792)

We are writing to submit further information for clarifications of the subject application
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Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Danny NG
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Sandi TANG
(Attn.: Mr. Kevin LAM

email: swstang@pland.gov.hk)
email: kthlam@pland.gov.hk)

Responses-to-Comments

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only)
with Ancillary Electric Vehicle Charging Station and Office
for a Period of 5 Years in "Village Type Development" Zone,
Lots 4042 and 4043 RP (Part) in D.D.116, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/792)

- (i) The applicant would like to provide clarifications for the subject application, details are as follows:
- Toilets will be provided within each structure within the Site to provide conveniences for users and customers. Updated layout plan is provided at **Plan 1** for consideration of Government departments.
 - The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.
 - Professional licensed collectors will be arranged by the applicant to collect and dispose of the sewage and waste from the proposed use on a regular basis for further treatment. Such that, adverse impact towards the surrounding environment would be lessen.

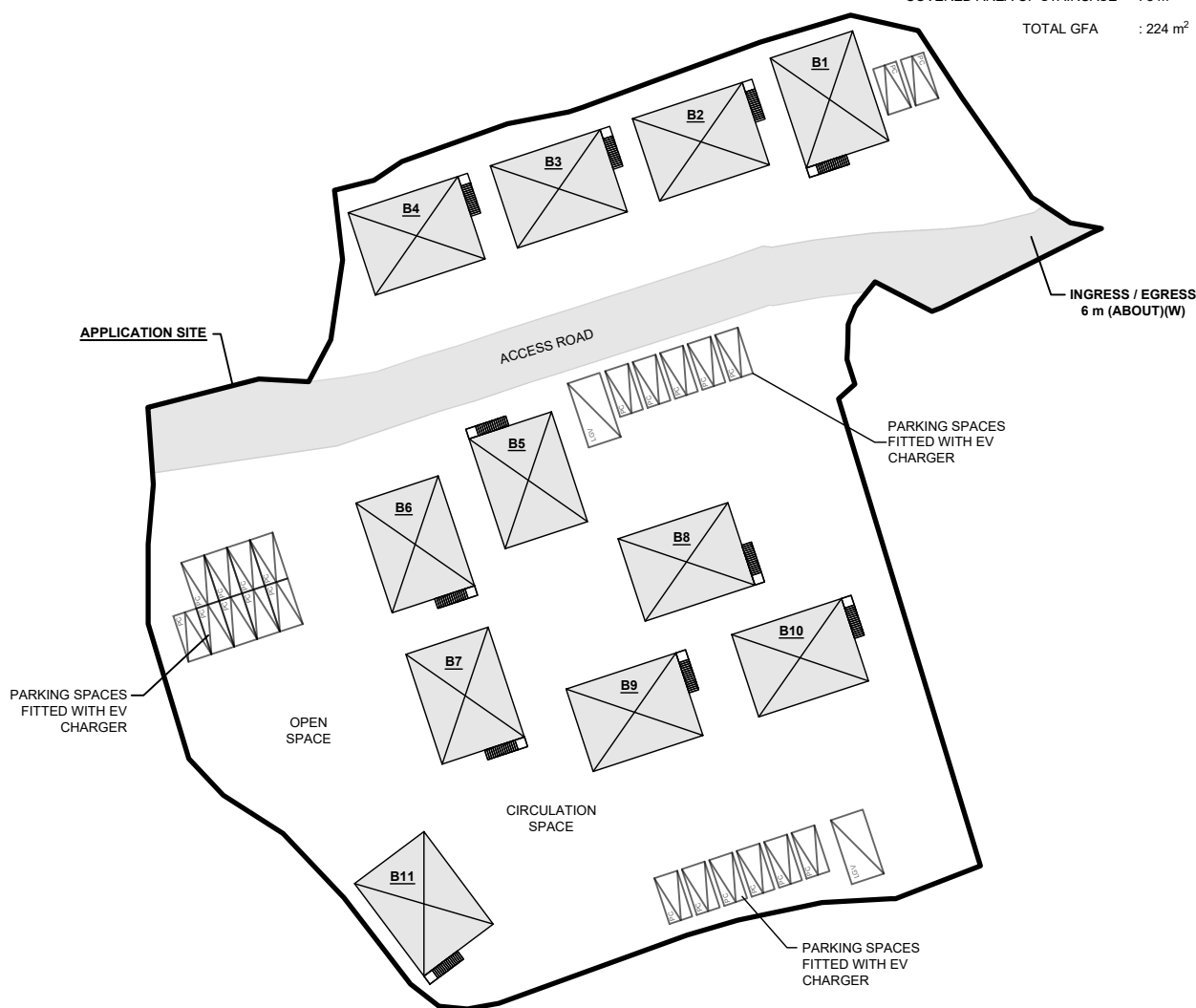
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,313 m ²	(ABOUT)
COVERED AREA	: 1,276 m ²	(ABOUT)
UNCOVERED AREA	: 5,037 m ²	(ABOUT)
PLOT RATIO	: 0.4	(ABOUT)
SITE COVERAGE	: 20%	(ABOUT)
NO. OF STRUCTURE	: 11	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,464 m ²	(ABOUT)
TOTAL GFA	: 2,464 m ²	(ABOUT)
BUILDING HEIGHT	: 7.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	EATING PLACE, SHOP & SERVICES, OFFICE, TOILET	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
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TOTAL		1,276 m² (ABOUT)	2,464 m² (ABOUT)	

* GFA OF 1/F	: 108 m ²	(ABOUT)
GFA OF G/F	: 108 m ²	(ABOUT)
COVERED AREA OF STAIRCASE	: 8 m ²	(ABOUT)

TOTAL GFA : 224 m² (ABOUT)



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 22
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

LOADING/UNLOADING PROVISIONS

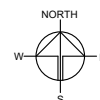
NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/UL SPACE (LGV)

	PROJECT PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY AND OFFICE FOR A PERIOD OF 5 YEARS	ADDRESS VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 750 @ A4		TITLE LAYOUT PLAN	
			DRAWN BY DN	DATE 16.9.2026	DWG NO. PLAN 4	VER. 001
			REVISED BY	DATE		





R-RICHES
PLANNING LIMITED

盈卓
規劃
有限公司

Our Ref. : DD116 Lot 4042 & 4043 RP

Your Ref. : TPB/A/YL-TT/792

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

By E-mail

22 September 2026

Dear Sir,

4th Further Information

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only)
with Ancillary Electric Vehicle Charging Station and Office
for a Period of 5 Years in "Village Type Development" Zone,
Lots 4042 and 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/792)

We are writing to submit further information for clarifications of the captioned application
(Appendix I).

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Christian CHIM
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Sandi TANG
(Attn.: Mr. Kevin LAM

email: swstang@pland.gov.hk)
email: kthlam@pland.gov.hk)

4th Further Information

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only)
with Ancillary Electric Vehicle Charging Station and Office
for a Period of 5 Years in "Village Type Development" Zone,
Lots 4042 and 4043 RP (Part) in D.D.116, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/792)

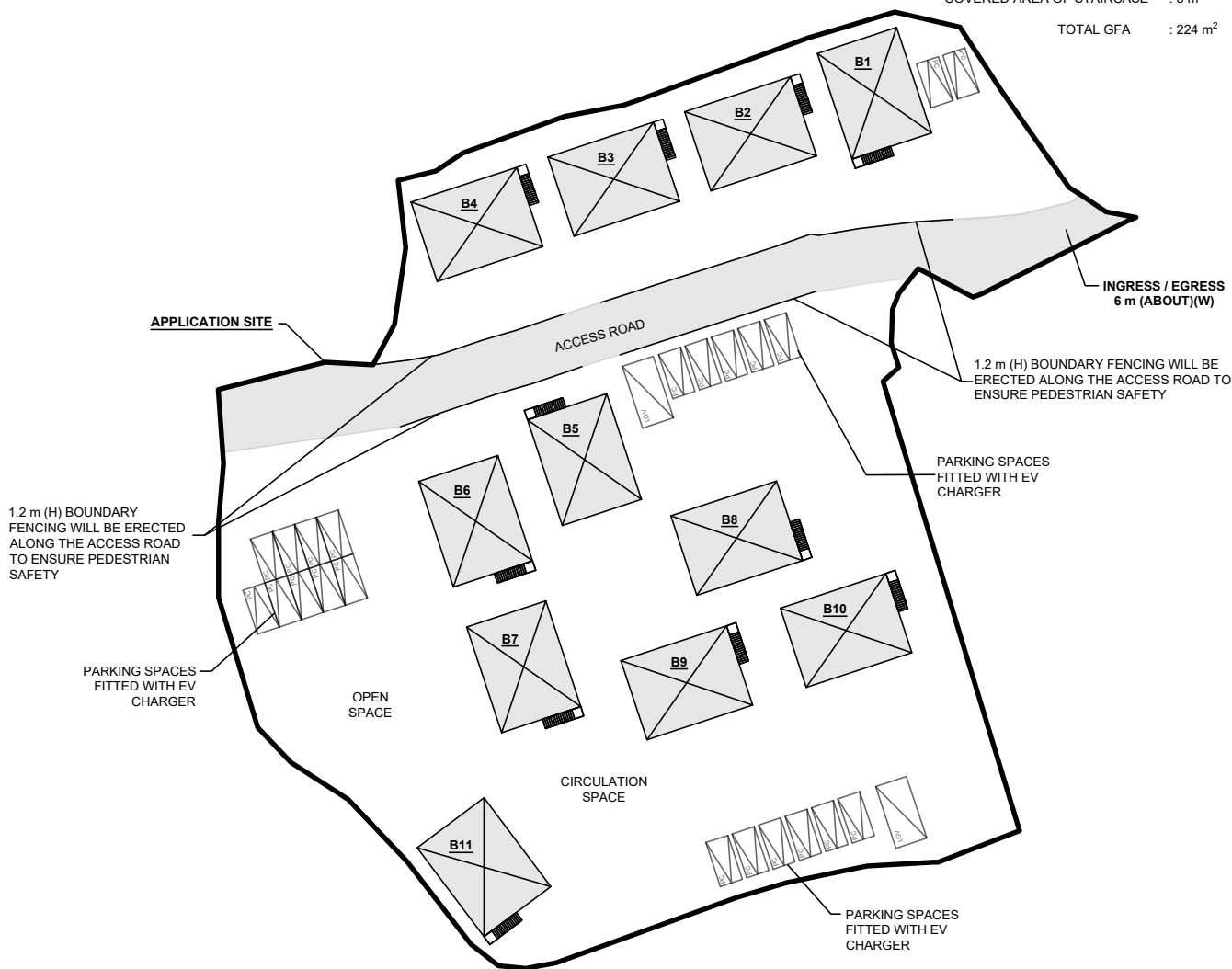
- (i) The applicant would like to provide clarifications for the subject application; details are as follows:
- 2.5m high solid metal walls will be erected along the outer site boundary as sound and visual barriers to minimise potential nuisance to the surrounding settlements. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall;
 - 24-hour free access will be provided for nearby residents/pedestrians to/from Tai Shu Ha Road West to nearby villages for conveniences. To mitigate any possible visual and landscape impact, 1.2 m high plastic fencing will also be provided along access for separating visiting vehicles and pedestrians (**Plan 1**). This is to ensure pedestrian safety. In addition, staff will be deployed by the applicant to direct vehicles entering/exiting the Site. This is to ensure pedestrian safety from passing through the Site entrance. In addition, maintenance will be conducted by the applicant on a regular basis.

DEVELOPMENT PARAMETERS

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TOTAL GFA	: 2,464 m ²	(ABOUT)
BUILDING HEIGHT	: 7.5 m	(ABOUT)
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STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
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GFA OF G/F	: 108 m ²	(ABOUT)
COVERED AREA OF STAIRCASE	: 8 m ²	(ABOUT)
TOTAL GFA	: 224 m ²	(ABOUT)



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 22
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

LOADING/UNLOADING PROVISIONS

NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 7 (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LUL SPACE (LGV)

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY AND OFFICE FOR A PERIOD OF 5 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 750 @ A4DRAWN BY
DNDATE
22.9.2026

REVISED BY

DATE

TITLE
LAYOUT PLANDWG NO.
PLAN 1VER.
001