

2026年 8月 1 4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。

Appendix I of RNTPC
Paper No. A/YL-TYST/1372

This document is received on 14 AUG 2013
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2601866

2026.7.28 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17L-TYST / 1372
	Date Received 收到日期	14 AUG 2015

- 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)

Exact Win Limited

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

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

Aikon Development Consultancy Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 1015, 1016, 1017, 1018 RP (Part), 1019 RP (Part), 1022 RP (Part) and 1038 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 2,140 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 655 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)	 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 Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group B) 1" ("R(B)"1) and "Residential (Group D) " ("R(D)")
(f) Current use(s) 現時用途	Temporary structures (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 14/07/2026 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 10/07/2026 (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**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Proposed Temporary Shop and Services for a Period of 3 Years

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 1,485sq.m ☒About 約Proposed covered land area 擬議有上蓋土地面積 655sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 6

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積 655sq.m ☒About 約Proposed gross floor area 擬議總樓面面積 655sq.m ☒About 約

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

Please refer to the attached Planning Statement

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 4

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位 1

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 From 7:00a.m. to 9:00 p.m. daily																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) An existing local track leading from Long Hon Road ☐ 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)																															
	No 否	☐																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情 																															
	No 否	☒																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																															
	No 否	☒																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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>			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 ☒
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	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)
	
	
	
	
	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

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

Please refer to the attached Planning Statement.

8. Declaration 聲明

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

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

Signature

簽署

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

Isa YUEN

N.A.

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

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

Others 其他

on behalf of
代表

AIKON DEVELOPMENT CONSULTANCY LIMITED

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

Date 日期

21/7/2026

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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	Lot Nos. 1015, 1016, 1017, 1018 RP (Part), 1019 RP (Part), 1022 RP (Part) and 1038 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories 新界元朗唐人新村丈量約份第121約地段第1015號、第1016號、第1017號、第1018號餘段(部分)、第1019號餘段(部分)、第1022號餘段(部分)及第1038號餘段(部分)
Site area 地盤面積	2,140 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14
Zoning 地帶	"Residential (Group B)1" ("R(B)1") and "Residential (Group D)" ("R(D)") 「住宅(乙類)1」及「住宅(丁類)」地帶
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services for a Period of 3 Years 擬議臨時商店及服務行業(為期三年)

(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
		Domestic 住用	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	655 ☒ About 約 ☐ Not more than 不多於	0.3 ☒ About 約 ☐ Not more than 不多於
(ii)	No. of blocks 幢數	Domestic 住用	N.A.	
		Non-domestic 非住用	6	
(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.	☐ Storeys(s) 層 (Not more than 不多於)
		Non-domestic 非住用	5	☒ m 米 (Not more than 不多於)
			1	☒ Storeys(s) 層 (Not more than 不多於)
(iv)	Site coverage 上蓋面積	30.6 % ☒ About 約		
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		4
		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) _____ _____		4 (PC)
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
		Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1 (LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
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）	☐	☒
Lot Index Plan extract, Outline Zoning Plan extract		
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。



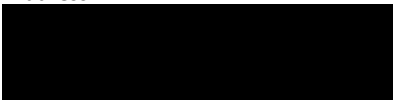
Section 16 Planning Application

Proposed Temporary Shop and Services for a
Period of 3 Years

Lot Nos. 1015, 1016, 1017, 1018 RP (Part),
1019 RP (Part), 1022 RP (Part) and 1038 RP
(Part) in D.D. 121, Tong Yan San Tsuen, Yuen
Long, New Territories

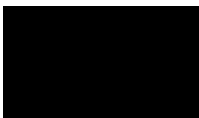
Planning Statement

Address:



Prepared by
Aikon Development Consultancy Limited

Tel :
Fax :
Email:



July 2026

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Shop and Services for a Period of 3 Years** (hereinafter referred to as “the proposed use”) Lot Nos. 1015, 1016, 1017, 1018 RP (Part), 1019 RP (Part), 1022 RP (Part) and 1038 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories (hereinafter referred to as “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use to facilitate consideration by the Board.

The application site falls within areas zoned “Residential (Group B)1” (“R(B)1”) and “Residential (Group D)” (“R(D)”) on the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

- (a) The proposed use provides additional shop and services alternatives to the residents and thereby bringing greater convenience and supporting the overall development of the neighbourhood;*
- (b) The proposed use is in line with the planning intention of the “R(B)1” and “R(D)” zones;*
- (c) The proposed use is compatible with surrounding land uses and characters of the locality;*
- (d) The application site is in close proximity to the local residential clusters, has a prime location and is ideal for the proposed use in serving the neighbourhood;*
- (e) The temporary nature of the proposed use should not jeopardize the planning intention of the “R(B)1” and “R(D)” zones;*
- (f) The applicant will adhere to the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’. No adverse traffic, environmental, or infrastructural impacts arising from the proposed use are anticipated; and*
- (g) No undesirable precedent will be set given there are similar approved applications on the same OZP.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favorable consideration to approving the current application for the proposed use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「是次申請」）作**擬議臨時商店及服務行業（為期三年）**（以下簡稱「擬議用途」）。該申請涉及的地點位於新界元朗唐人新村丈量約份第121約地段第1015號、第1016號、第1017號、第1018號餘段（部分）、第1019號餘段（部分）、第1022號餘段（部分）及第1038號餘段（部分）（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

根據唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14，申請地點屬於「住宅（乙類）1」及「住宅（丁類）」地帶。正如本規劃聲明所詳述，擬議用途的理據充分，理由如下：

- （一） 擬議用途將提供了更多元的商業零售服務選擇，從而帶來更大的便利，並有助於社區的整體發展；
- （二） 擬議用途符合「住宅（乙類）1」及「住宅（丁類）」地帶的規劃意向；
- （三） 申請地點的擬議用途與鄰近的鄉郊環境特質協調；
- （四） 申請地點地段優越，鄰近住宅群，因此擬議用途為理想最適合的發展；
- （五） 擬議用途所屬的臨時性質，將不會阻礙政府履行長遠的「住宅（乙類）1」及「住宅（丁類）」用途規劃意向；
- （六） 申請人將遵守最新的「處理臨時用途及露天貯存用地的環境問題作業指引」。預計擬議用途不會對交通、環境或基礎設施造成不利影響；及
- （七） 鑒於同一分區規劃大綱圖已有類似獲批的申請，因此不會開立不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，敬希城規會各委員積極考慮批准該申請作臨時三年擬議用途。

Table of Contents

1. INTRODUCTION	3
1.1 Purpose	3
1.2 Objectives	3
1.3 Structure of the Planning Statement	3
2. SITE PROFILE	5
2.1 Location and Current Conditions of the Application Site	5
2.2 Surrounding Land-use and Characteristics	5
3. PLANNING CONTEXT	6
3.1 Statutory Planning Context	6
3.2 Similar Applications	6
4. THE DEVELOPMENT PROPOSAL	9
4.1 Site Configuration, Layout and Operation	9
4.2 Proposed Traffic Arrangement	10
4.3 Environmental Consideration	11
4.4 Provision of Drainage Facilities	11
5. PLANNING JUSTIFICATIONS	12
5.1 Meeting the Needs of the Locals and Bring Convenience to the Area	12
5.2 In Line with the Planning Intention of “R(B)1” and “R(D)” zones	12
5.3 Compatible with Surrounding Land Uses and Acting as Buffer to Brownfield Operation	12
5.4 Appropriate Location of The Proposed Use	12
5.5 Temporary Nature Would Not Jeopardize its Planning Intention of “R(B)1” and “R(D)” zones	13
5.6 No Adverse Traffic and Infrastructural Impacts	13
5.7 Not Setting an Undesirable Precedent	13
6. CONCLUSION	14

List of Figures

Figure 1	Extract of Lot Index Plan (No. ags_ S00000160016_0001)
Figure 2	Extract of Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Figure 3	Indicative Layout Plan

List of Tables

Table 1	Similar Applications
Table 2	Proposed Key Development Parameters
Table 3	Details of the Proposed Structures
Table 4	Estimated Trip Generation/Attraction

1. INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Shop and Services for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 1015, 1016, 1017, 1018 RP (Part), 1019 RP (Part), 1022 RP (Part) and 1038 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories (hereinafter referred to as “the application site”). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board. **Figure 1** indicates the location of the application site.
- 1.1.2 The application site currently falls within areas zoned “Residential (Group B)1” (“R(B)1”) and “Residential (Group D)” (“R(D)”) on the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 (hereinafter referred to as “the Current OZP”) (**Figure 2** refers). As stipulated in the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board...”. In this connection, the current application seeks planning permission from the Board for the proposed use on a temporary basis for a period of three years.
- 1.1.3 Prepared on behalf of *Exact Win Limited* (hereinafter referred to as “the Applicant”), *Aikon Development Consultancy Limited* has been commissioned to prepare and submit the current application.

1.2 Objectives

- 1.2.1 The current application strives to achieve the following objectives:-
- (a) *To enable the Applicant to utilise the application site to serve the needs of the local residents and support local development;*
 - (b) *To capitalize on opportunities brought by the future developments in the surrounding areas and support the overall growth of Tong Yan San Tsuen;*
 - (c) *To maximize land utilization in an area with great locational advantage in terms of the proximity to the local residential clusters; and*
 - (d) *To avoid causing any adverse traffic, drainage nor infrastructural impacts on the surrounding environment.*

1.3 Structure of the Planning Statement

- 1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the

proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the proposed use.

2. SITE PROFILE

2.1 Location and Current Conditions of the Application Site

- 2.1.1 The application site is flat and paved, and is accessible from Long Hon Road via a local track with a vehicular ingress/egress point at the south. There are several temporary structures within the application site.

2.2 Surrounding Land-use and Characteristics

- 2.2.1 The surrounding areas of the application site are predominately rural in character, comprising a mixture of residential developments, temporary structures, open storage yards, vehicle repair workshops, tree clusters, and vegetated land. To the immediate west of the site are low- to medium-rise residential developments, while an open storage yard lies directly to the east.

3. PLANNING CONTEXT

3.1 Statutory Planning Context

- 3.1.1 The application site falls within areas zoned (“R(B)1”) and (“R(D)”) on the Current OZP (**Figure 3** refers). According to the Notes of the Current OZP, “R(B)” zone is intended primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board; “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.
- 3.1.2 As stipulated in the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board...”. In this connection, the applicant seeks planning permission from the Board for the proposed use on a temporary basis of three years.

3.2 Similar Applications

- 3.2.1 There are similar approved applications for applying shops and services within “R(B)” or “R(D)” zones within the same OZP. Details of these applications are summarized in **Table 1** below.

Table 1: Similar Applications

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/YL-TYST/799	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries) for a Period of 3 Years	“R(B)”	Approved with condition(s) on a temporary basis (12.8.2016)
A/YL-TYST/820	Proposed Temporary Shop and Services (Retail Shop for Metal and Home Appliance) for a Period of 3 Years	“R(B)”	Approved with condition(s) on a temporary basis (23.12.2016)
A/YL-TYST/859	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	“R(B)”	Approved with condition(s) on a temporary basis (10.11.2017)
A/YL-TYST/890	Proposed Temporary Shop and Services (Retail Shop for Electrical Appliances) for a Period of 3 Years	“R(D)”	Approved with condition(s) on a temporary basis (4.5.2018)
A/YL-TYST/948	Temporary Shop and Services (Convenience Store) for a Period of 3 Years	“R(B)”	Approved with condition(s) on a temporary basis (22.3.2019)

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/YL-TYST/1029	Proposed Temporary Shop and Services for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (10.7.2020)
A/YL-TYST/1063	Proposed Temporary Shop and Services for Period of 3 Years	"R(D)"	Approved with condition(s) on a temporary basis (30.4.2021)
A/YL-TYST/1127	Proposed Temporary Shop and Services for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (14.1.2022)
A/YL-TYST/1186	Proposed Temporary Shop and Services for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (11.11.2022)
A/YL-TYST/1248	Proposed Temporary Shop and Services and Wholesale of Carpet for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (12.1.2024)
A/YL-TYST/1254	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	"R(D)"	Approved with condition(s) on a temporary basis (15.3.2024)
A/YL-TYST/1294	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (10.1.2025)
A/YL-TYST/1296	Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 5 Years	"R(B)"	Approved with condition(s) on a temporary basis (14.2.2025)
A/YL-TYST/1306	Temporary Shop and Services for a Period of 5 Years	"R(B)"	Approved with condition(s) on a temporary basis (28.3.2025)
A/YL-TYST/1308	Temporary Shop and Services for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (23.5.2025)
A/YL-TYST/1309	Proposed Temporary Shop and Services for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (23.5.2025)

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/YL-TYST/1312	Proposed Temporary Shop and Services for a Period of 3 Years	"R(D)"	Approved with condition(s) on a temporary basis (4.7.2025)
A/YL-TYST/1329	Proposed Temporary Shop and Services for a Period of 3 Years	"R(D)"	Approved with condition(s) on a temporary basis (19.12.2025)
A/YL-TYST/1335	Renewal of Planning Approval for Temporary Shop and Services for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (7.11.2025)
A/YL-TYST/1336	Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years	"R(D)"	Approved with condition(s) on a temporary basis (7.11.2025)
A/YL-TYST/1343	Proposed Temporary Shop and Services and Associated Excavation of Land for a Period of 3 Years	"R(D)"	Approved with condition(s) on a temporary basis (6.2.2026)
A/YL-TYST/1351	Proposed Temporary Shop and Services and Eating Place for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (22.5.2026)
A/YL-TYST/1350	Temporary Shop and Services for a Period of 3 Years	"R(B)"	Approved with condition(s) on a temporary basis (22.5.2026)

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

- 4.1.1 It is proposed to utilise the application site for the proposed use (i.e. Proposed Shop and Services for a Period of 3 Years) in order to cater to the daily needs of residents living in Tong Yan San Tsuen. The application site has a site area of approximately 2,140m².
- 4.1.2 The proposed development aims to accommodate a grocery store in order to provide additional and alternative commercial options for residents of Tong Yan San Tsuen and the surrounding neighbourhood, thereby supporting local development. No eating place will be provided within the application site.
- 4.1.3 The proposed use comprises six single-storey temporary structures, including three for shop and services and three ancillary structures (i.e., ancillary office, portable toilet and electricity room). The building height of all temporary structures will not exceed 5m (1 storey). The proposed development has a total GFA of about 655m², comprising about 627m² for shop and services and 28m² for ancillary uses.
- 4.1.4 The opening hours of the proposed use will be from 7:00 a.m. to 9:00 p.m. daily (including public holidays). The maximum capacity at any one time will be 30 visitors and 5 staff members.
- 4.1.5 The indicative layout plan is shown in **Figure 3** whilst the key development parameters for the proposed use are detailed in **Table 2** and **Table 3**.

Table 2: Key Development Parameters

Proposed Use	Proposed Temporary Shop and Services for a Period of 3 Years
Operation Hours	From 7:00 a.m. to 9:00 p.m. daily (including public holidays)
Site Area	About 2,140m ²
Covered Area	About 655m ² (About 30.6%)
Uncovered Area	About 1,485m ² (About 69.4%)
Total Plot Ratio	About 0.30
Temporary Structure No(s). No. of Storey Maximum Height Total Floor Area	6 Not More Than 1 Storey Not More Than 5m About 655m ²
Ingress/Egress Point	About 12m wide
No. of Parking Spaces Private Car (5m(L) x 2.5m(W))	4
No. of Loading/Unloading (L/UL) Bays LGVs (11m(L) x 3.5m(W))	1

Table 3: Details of the Proposed Structures

Structure/ Container No.	Proposed Use	Floor Area (About) (m²)	No. of Storeys	Max. Height (About) (m)
S1	Shop and Services	228	1	5
S2	Shop and Services	209	1	5
S3	Shop and Services	190	1	5
S4	Ancillary Office	20	1	4
S5	Portable Toilet	4	1	3
S6	Electricity Room	4	1	3
	Total	655		

4.2 Proposed Traffic Arrangement

4.2.1 The application site is accessible from Long Hon Road via a local track with an ingress/egress point (in about 12m) at the south. Within the application site, four parking spaces for private cars and one L/UL bay for LGVs are provided. Sufficient internal maneuvering space is provided to ensure that no vehicle will queue back onto or reverse into/from the public road.

4.2.2 As the proposed development is located in close proximity to the major residential clusters in Tong Yan San Tsuen and franchised bus services are available in about 5 minutes away from the application site, most visitors and staff are expected to arrive on foot or via public transport. Consequently, the estimated trip generation and attraction will be 8–10 vehicular trips per day for visitors and staff, and 6–8 trips per week for loading and unloading activities during operating hours (7:00 a.m. to 9:00 p.m. daily, including public holidays). These minimal trips are well within local traffic capacity. Therefore, no adverse traffic impact on the surrounding road network is anticipated.

- 4.2.3 The proposed development incorporates a range of traffic design features to ensure smooth manoeuvring of vehicles to / from the local access and within the application site, including sufficient space for internal access, manoeuvring and an ingress/egress for vehicular access in about 12m-wide. Since various traffic design features have been carefully included to accommodate the specific requirements of the proposed vehicles and facilitate efficient and safe movement throughout the application site and its surrounding road network, it can be assured that no vehicle will be queued back to or reversed onto/from the application site and all parking and loading/unloading activities will be confined within the application site. The proposed usage of the abovementioned vehicles will be feasible in terms of the overall road capacity and is suitable/adequate to serve the proposed development.

4.3 Environmental Consideration

- 4.3.1 All activities of the proposed use will only be confined within the application site without affecting the neighboring uses. The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.
- 4.3.2 During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23 to minimize the impact on the nearby watercourse water quality. Runoff generated during the construction phase will be directed into storm drains via properly designed sand and silt removal systems, including sand traps, silt traps, and sediment basins. These silt removal facilities, along with channels and manholes, will be regularly maintained, with silt and grit being cleared at the beginning and end of each rainstorm to ensure their continuous functionality.

4.4 Provision of Drainage Facilities

- 4.4.1 The application site is flat, paved land with no history of flooding. Should the Current Application be approved, the Applicant is committed to submit a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

5. PLANNING JUSTIFICATIONS

5.1 Meeting the Needs of the Locals and Bring Convenience to the Area

- 5.1.1 The proposed use at the application site provides additional and alternative local services to residents in Tong Yan San Tsuen and surrounding communities, supporting the overall development of the local area. Given its close proximity to major residential clusters in Tong Yan San Tsuen, the provision of shop and services at the application site will create a convenient focal point for local residents. Furthermore, the proposed development will generate local employment opportunities, boosting the local economy and community vitality.

5.2 In Line with the Planning Intention of “R(B)1” and “R(D)” zones

- 5.2.1 The application site falls within areas zoned “R(B)1” and “R(D)” on the Current OZP. The “R(B)” zone is intended primarily for suburban medium-density residential developments where commercial uses serving the neighbourhood may be permitted on application to the Town Planning Board. As “Shop and Services” is a Column 2 use within both “R(B)” and “R(D)” zones and is intended to provide commercial use to serve local residents, the proposal use aligns with the planning intentions of these zones.

5.3 Compatible with Surrounding Land Uses and Acting as Buffer to Brownfield Operation

- 5.3.1 Given that similar land uses, including temporary shop and services, temporary eating place and residential dwellings/structures, are found in the surrounding areas and the proposed use is solely to be used to serve the needs of the local residents, it is considered compatible with the surrounding rural environment and residential setting, in terms of its geographical location and land use.
- 5.3.2 In view of the fact that the proposed development is of a moderate scale, with a building height of not more than 5m, no visual obstruction or incompatible landscape impact will be created in the area. The proposed development should be considered compatible with the surrounding area comprising low-rise residential dwellings/structures and temporary structures.
- 5.3.3 In addition, the proposed use could serve as a buffer to mitigate potential impacts between the residential developments to its west and the brownfield operations to its east.

5.4 Appropriate Location of The Proposed Use

- 5.4.1 The application site is situated in close proximity to major residential clusters in Tong Yan San Tsuen. Its high accessibility to the surrounding residential neighborhood makes it a prime, ideal location for serving local community needs.

5.5 Temporary Nature Would Not Jeopardize its Planning Intention of “R(B)1” and “R(D)” zones

- 5.5.1 Notwithstanding that the application site falls within areas zoned “R(B)1” and “R(D)” on the Current OZP, the temporary nature of the current application will by no means jeopardize the long-term planning intention of these zones.
- 5.5.2 In addition, as no permanent structures are proposed at the application site, the application site could be easily reinstated should continuation of the temporary use not be permitted in the future.

5.6 No Adverse Traffic and Infrastructural Impacts

- 5.6.1 Appropriate internal transport facilities and sufficient maneuvering space are provided on-site. No vehicles will queue back onto or reverse into/from public roads. Coupled with the availability of franchised bus services within a 5-minute walk, the traffic generated by the proposal is minimal and well within local capacity.
- 5.6.2 Should the Current Application be approved, the Applicant is committed to submitting a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

5.7 Not Setting an Undesirable Precedent

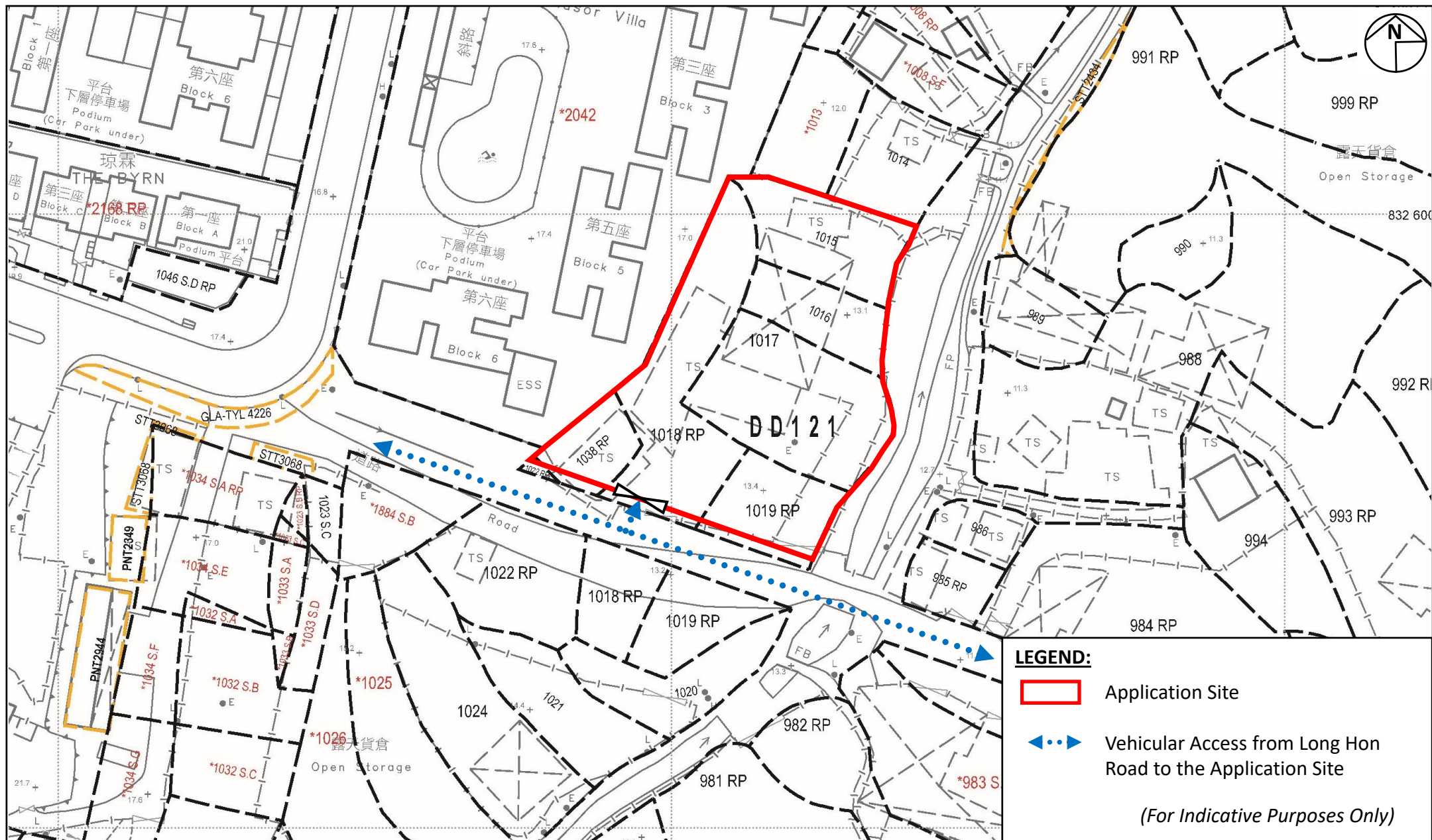
- 5.7.1 Having considered that there were other planning applications for shop and services uses within “R(B)” or “R(D)” zones within the same OZP approved by the Board, approvals granted for these applications more or less implied certain degree of flexibility was given by the Board to recognize and allow shop and services uses within these zones. In this regard, approval of the current application will not set an undesirable precedent to other similar application.

6. CONCLUSION

- 6.1 This Planning Statement is submitted to the Board in support of the current application for the proposed use at the application site. This Planning Statement serves to provide background information and planning justifications in support of the proposed use to facilitate consideration by the Board.
- 6.2 The application site falls within areas zoned “Residential (Group B)1” (“R(B)1”) and “Residential (Group D)” (“R(D)”) on the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -
- (a) The proposed use provides additional shop and services alternatives to the residents and thereby bringing greater convenience and supporting the overall development of the neighbourhood;*
 - (b) The proposed use is in line with the planning intention of the “R(B)1” and “R(D)” zones,*
 - (c) The proposed use is compatible with surrounding land uses and characters of the locality;*
 - (d) The application site is in close proximity to the local residential clusters, has a prime location and is ideal for the proposed use in serving the neighbourhood;*
 - (e) The temporary nature of the proposed use should not jeopardize the planning intention of the “R(B)1” and “R(D)” zones;*
 - (f) The applicant will adhere to the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’. No adverse traffic, environmental, or infrastructural impacts arising from the proposed use are anticipated; and*
 - (g) No undesirable precedent will be set given there are similar approved applications on the same OZP.*
- 6.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favorable consideration to approving the current application for the proposed use for a temporary period of 3 years.

List of Figures

Figure 1	Extract of Lot Index Plan (No. ags_ S00000160016_0001)
Figure 2	Extract of Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
Figure 3	Indicative Layout Plan



Project:

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 3 Years at Lot Nos. 1015, 1016, 1017, 1018 RP (Part), 1019 RP (Part), 1022 RP (Part) and 1038 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Title:

Extract of Lot Index Plan
(No. ags_S00000160016_0001)

Figure:

1

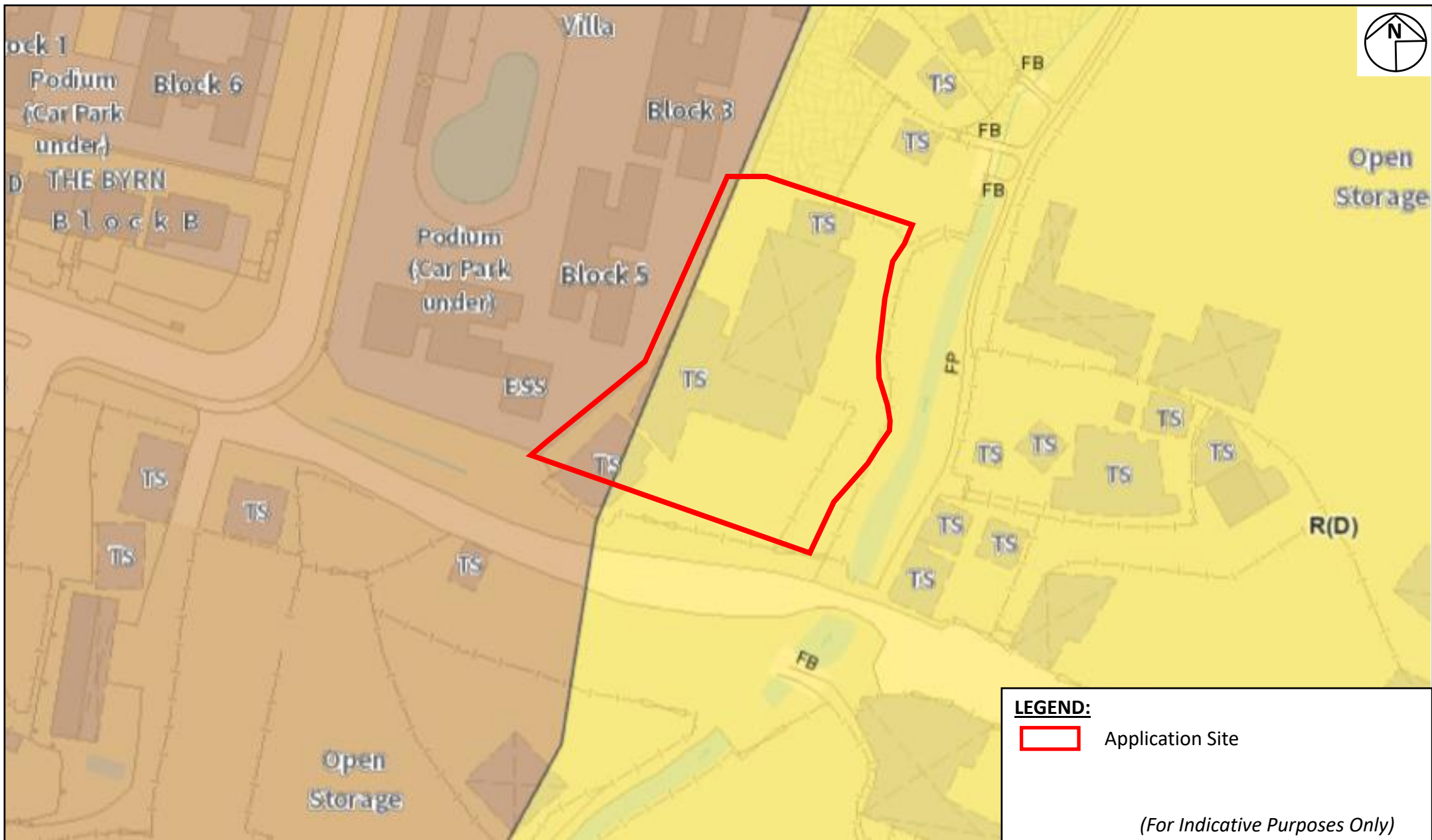
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Date:

Jun 2026

Ref.: ADCL/PLG-10358-R001/F001



Project:

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 3 Years at Lot Nos. 1015, 1016, 1017, 1018 RP (Part), 1019 RP (Part), 1022 RP (Part) and 1038 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Title:

Extract of Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14

Figure:

2

Scale:

Not to Scale

Date:

Jun 2026

Ref.: ADCL/PLG-10358-R001/F002



AIKON DEVELOPMENT CONSULTANCY LTD.

DEVELOPMENT PARAMETERS

APPLICATION SITE	:	2,140 m ² (ABOUT)
COVERED AREA	:	655 m ² (ABOUT)
UNCOVERED AREA	:	1,485 m ² (ABOUT)
FLOOR AREA	:	655m ² (ABOUT)

PARKING AND LOADING/UNLOADING PROVISION

PARKING SPACE (PC)	:	4 NOS. (5 M(L) X 2.5 M(W))
L/UL SPACE (LGV)	:	1 NO. (11 M(L) X 3.5 M(W))

LEGEND

	APPLICATION SITE BOUNDARY WITH BOUNDARY FENCING OF 1.8M(H)
	PROPOSED STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (LGV)
	INGRESS/EGRESS (12M-WIDE)

STRUCTURE

S1	Shop and Services
S2	Shop and Services
S3	Shop and Services
S4	Ancillary Office
S5	Portable Toilet
S6	Electricity Room
Total	

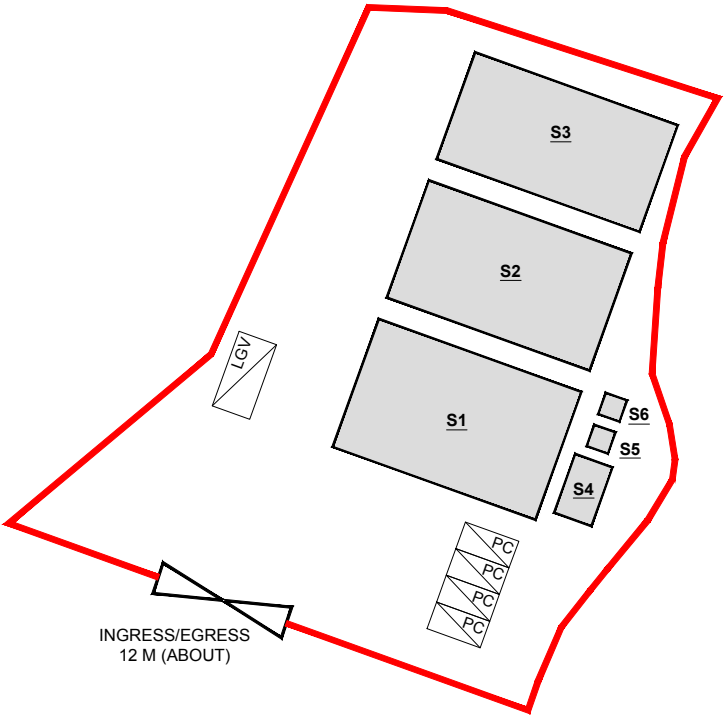
USES

FLOOR AREA (ABOUT)

228 m ²
209 m ²
190 m ²
20 m ²
4 m ²
4 m ²
655 m ²

BUILDING HEIGHT

5m (Not More Than) (1-Storey)
5m (Not More Than) (1-Storey)
5m (Not More Than) (1-Storey)
4m (Not More Than) (1-Storey)
3m (Not More Than) (1-Storey)
3m (Not More Than) (1-Storey)



Project:
Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 3 Years at Various Lot in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Title:
Indicative Layout Plan

Ref.: ADCL/PLG-10358/R001/F004

Figure:
4
Scale:
1:1500
Date:
Jun 2026

