

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

- he has no adverse comment on the application;
- there is no Small House application at the application site; and
- his other advisory comments are at **Appendix III**.

2. Traffic

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

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

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

- no objection to the application from the highway maintenance point of view; and
- his other advisory comments are at **Appendix III**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the revised sewerage impact assessment (SIA) submitted by the applicant and on the application from the environmental protection point of view; and
- nevertheless, he noted that there are public concerns focusing on the potential noise nuisance, waste and wastewater management issues arising from the proposed development. The applicant is reminded to strictly follow the committed environmental control and mitigation measures proposed under the application in order to minimise any potential environmental nuisances.

4. Drainage

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

- no adverse comment on the revised SIA submitted by the applicant and on the

proposed development from the public drainage point of view; and

- should the application be approved, conditions should be included to request the applicant to submit, implement and maintain a drainage proposal for the Site to ensure that no adverse drainage impact would be caused to the adjacent area.

5. **Fire Safety**

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

- no objection in-principle to the application subject to fire service installations being provided to his satisfaction;
- detailed fire services requirements will be formulated upon receipt of formal submission of general building plans or application referred from the licensing authority; and
- his other advisory comments are at **Appendix III**.

6. **Building Matters**

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

- no in-principle objection to the application; and
- his other advisory comments are at **Appendix III**.

7. **District Officer's Comments**

Comment of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

- his office has not received any comments from the locals.

8. **Other Departments**

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are in **Appendix III**:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Commissioner of Police (C of P);
- (c) Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- (d) Director of Food and Environmental Hygiene (DFEH); and
- (e) Director of Electrical and Mechanical Services (DEMS).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
- (i) the application site (the Site) comprises an Old Schedule Agricultural lot, i.e. Lot 820 RP in D.D.132 (“the Lot”) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) there is unauthorised structure on the Site. The lot owner(s) should immediately rectify/regularise the lease breach. His office reserves the right to take lease enforcement actions as considered appropriate against any unauthorised erection/extensions/alternations of the structures erected or to be erected within the Lot or any unauthorised occupation of Government land at any time irrespective of whether planning permission will be granted or not. Enforcement action will be taken should any structure(s) be found erected without prior approval given by his office or be in breach of the approval given;
 - (iii) if the planning application is approved, the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iv) the Site is accessible via Tong Hang Road branching off from Yan Po Road. His office does not carry out maintenance works for the said roads nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- (i) the proposed access arrangement of the Site, if any, should be commented and approved by the Transport Department (TD);
 - (ii) if any access on public road is approved by TD, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement; and

- (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains, if necessary;
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to strictly follow the committed environmental control and mitigation measures proposed under the application in order to minimise any potential environmental nuisances;
- (d) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his Department for approval and reminded of the following points:
- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (ii) the location of the proposed FSIs to be installed should be clearly marked on the layout plans;
 - (iii) licensing requirements would be formulated upon receipt of formal application via the licensing authority; and
 - (iv) if the proposed structures are required to comply with the Building Ordinance (Cap. 123) (BO), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) if the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures (not being a New Territories Exempted House) is/are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) it is noted that 12 structures are proposed in the application, before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, the prior approval and consent of BD should be obtained, otherwise they are UBW under the BO. An Authorised Person

should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (v) for UBW erected on the leased land, enforcement action may be taken by BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (vi) any temporary shelters or converted containers for shop and service, eating place, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
 - (vii) the proposed use under application may subject to the issue of a licence and should comply with the building and safety requirements as may be imposed by the relevant licensing authority; and
 - (viii) detailed comments under the BO will be carried out at building plan submission stage;
- (f) to note the comments of the Director of the Food and Environmental Hygiene (DFEH) that:
- (i) proper licence/permit issued by her Department is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction;
 - (ii) if the proposal involves any commercial/trading activities, its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Any waste generated from the commercial/trading activities should be handled by the applicant and at their own expenses;
 - (iii) the associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. For any waste generated from the operations and works, the project proponent should arrange its proper disposal at their own expenses; and
 - (iv) the applicant shall conduct, by all practical means, pest control measures to avoid infestation of pests including mosquitos and rodents at the Site and its surroundings; and
- (g) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line

alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

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

參考編號
Reference Number: 240713-203240-67476

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 13/07/2024 20:32:40

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 劉永雄

意見詳情
Details of the Comment :

非常支持 支持香港經濟

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

參考編號
Reference Number: 240713-174502-72712

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 13/07/2024 17:45:02

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss TongTong

意見詳情
Details of the Comment :

支持改變用途，有更加多食肆選擇

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

參考編號
Reference Number: 240713-203346-07059

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 13/07/2024 20:33:46

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 吳

意見詳情
Details of the Comment :

可提供更多就業機會

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

參考編號
Reference Number: 240713-203508-36044

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 13/07/2024 20:35:08

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Lai

意見詳情
Details of the Comment :

十分支持 此項目

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

參考編號
Reference Number: 240713-203549-57318

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 13/07/2024 20:35:49

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Fong

意見詳情
Details of the Comment :

提高就業機會

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

參考編號
Reference Number: 240713-203603-99853

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 13/07/2024 20:36:03

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Lo pui man

意見詳情
Details of the Comment :

支持，可以令港人多d留港消費

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

參考編號
Reference Number: 240713-212527-18338

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 13/07/2024 21:25:27

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 何

意見詳情
Details of the Comment :

本人非常同意此項目，可以振興經濟，多姿多彩

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

參考編號
Reference Number: 240713-225501-29286

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 13/07/2024 22:55:01

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. leung pui yan

意見詳情
Details of the Comment :

為屯門帶來一個新景點

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

參考編號
Reference Number: 240714-151411-22155

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 14/07/2024 15:14:11

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Tsui chi hung

意見詳情
Details of the Comment :

本人非常支持呢個項目的規劃申請，除可以速進當區商業發展外亦可帶動就業，而且我哋此區能停車買外賣的食市比較小，此發展規劃相信能為當區居民帶來更多選擇。

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

參考編號
Reference Number: 240714-184520-75477

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 14/07/2024 18:45:20

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Cheng wing yat

意見詳情
Details of the Comment :

懷舊市集，值得推介，又可帶寵物入場

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

參考編號
Reference Number: 240714-185132-69841

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 14/07/2024 18:51:32

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. Lau lai kuen

意見詳情
Details of the Comment :

打卡好地方，男女老少都岩去

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

參考編號
Reference Number: 240714-190401-06524

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 14/07/2024 19:04:01

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 杜

意見詳情
Details of the Comment :

希望呢度可以帶寵物入內，和懷舊店舖值得推介，咁可以帶朋友或寵物過去打卡

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

參考編號
Reference Number: 240714-201121-62164

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 14/07/2024 20:11:21

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 黃兆倫

意見詳情
Details of the Comment :

好懷舊市集，又可以帶寵物同小朋友一齊行，值得推介！

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

參考編號
Reference Number: 240714-201600-73524

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 14/07/2024 20:16:00

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 王

意見詳情
Details of the Comment :

非常特色既懷舊市集、值得推介！

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

參考編號
Reference Number: 240714-202138-15029

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 14/07/2024 20:21:38

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. CHAN CHAK PUI

意見詳情
Details of the Comment :

認為懷舊市集好值得推介，可以帶寵物入場非常好！

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

參考編號
Reference Number: 240714-203005-60590

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 14/07/2024 20:30:05

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Cheung SauFa

意見詳情
Details of the Comment :

香港多一個打卡食嘢市集，放假可以帶小朋友去行吓食吓嘢都幾好過！希望起得成

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

參考編號
Reference Number: 240714-203346-06743

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 14/07/2024 20:33:46

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Ho

意見詳情
Details of the Comment :

懷舊市集可以一家大細過去打卡 值得推介
如果可以帶埋寵物入場就更好

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

參考編號
Reference Number: 240714-203654-74010

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 14/07/2024 20:36:54

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 李其融

意見詳情
Details of the Comment :

有懷舊市集對小朋友有教育意義，還可帶寵物入內

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

參考編號
Reference Number: 240714-205835-14461

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 14/07/2024 20:58:35

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Choi

意見詳情
Details of the Comment :

懷舊市集好有回憶 值得推介 又可以帶寵物入場非常之好

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

參考編號
Reference Number: 240714-224703-96384

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 14/07/2024 22:47:03

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss 劉

意見詳情
Details of the Comment :

這個地方附近一帶越來越多住宅
如能開多些食店是非常好的消息
期待食店的到來

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

參考編號
Reference Number: 240714-230911-05469

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 14/07/2024 23:09:11

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Chit

意見詳情
Details of the Comment :

可以帶一家人寵物打卡懷舊 非常值得推薦

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

參考編號
Reference Number: 240714-231525-65884

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 14/07/2024 23:15:25

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Hei

意見詳情
Details of the Comment :

我帶左我隻狗仔去，好開心。而家好少咁懷舊嘅小食。推介！

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

參考編號
Reference Number: 240715-082335-25136

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 15/07/2024 08:23:35

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 羅錦輝

意見詳情
Details of the Comment :

我好開心屯門多個景點 如果佢可以 會將個屯門攞旺 好期待佢盡快開業 我可以帶我啲 孫仔全家去打卡 政府近排不停咁 推進夜市集 我希望屯門受惠

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

參考編號
Reference Number: 240715-104009-21568

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 15/07/2024 10:40:09

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 盧強

意見詳情
Details of the Comment :

我有很多親友住屯門，而我也時常在屯門，如果個夜市可以開，屯門又多一個景點，給大家帶小朋友去打卡，又可以帶旺週邊經濟，現時香港新界夜市不多，政府也在推進夜市發展，振興經濟。

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

參考編號
Reference Number: 240715-135948-35657

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 15/07/2024 13:59:48

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Ng Fuk Ming

意見詳情
Details of the Comment :

可能係屯門區多個景點地標街坊多個消閒地方 可以成為區內首個夜市

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

參考編號
Reference Number: 240715-143442-86581

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 15/07/2024 14:34:42

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Lee put man venus

意見詳情
Details of the Comment :

同意

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

參考編號
Reference Number: 240715-150715-89820

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 15/07/2024 15:07:15

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss zoey chau

意見詳情
Details of the Comment :

同意並支持

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

參考編號

Reference Number:

240715-153259-41892

提交限期

Deadline for submission:

26/07/2024

提交日期及時間

Date and time of submission:

15/07/2024 15:32:59

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/590

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan chi wai

意見詳情

Details of the Comment :**十分支持改變，因為可以有更多商店選擇**

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

240715-193623-07099

Reference Number:**提交限期**

26/07/2024

Deadline for submission:**提交日期及時間**

15/07/2024 19:36:23

Date and time of submission:**有關的規劃申請編號**

A/TM/590

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Iaimukkan

Name of person making this comment:**意見詳情****Details of the Comment :**

我好開心屯門有咁多景點，如果可以會將屯門攞旺，好期望盡快開業，可以帶我的孫仔全去打卡，政府近排不停咁搞旺推進夜市，希望屯門好快受惠。

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

參考編號

Reference Number:

240715-195820-16998

提交限期

Deadline for submission:

26/07/2024

提交日期及時間

Date and time of submission:

15/07/2024 19:58:20

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/590

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chow Siu Ling

意見詳情

Details of the Comment :

支持，可以更多選擇和方便附近居民

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240716-085728-14997

提交限期**Deadline for submission:**

26/07/2024

提交日期及時間**Date and time of submission:**

16/07/2024 08:57:28

有關的規劃申請編號**The application no. to which the comment relates:**

A/TM/590

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

女士 Ms. CHAN KWAN PO

意見詳情**Details of the Comment :**

支持。希望多啲特色小食，留港消費

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

參考編號
Reference Number: 240716-160822-89860

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 16/07/2024 16:08:22

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 謝嘉琪

意見詳情
Details of the Comment :

屯門有多個景點可以帶動經濟發展同旅遊業 令到不是居住屯門嘅居民都會因此到此一遊
希望佢盡快開業一睹風采 亦希望能夠嘗試到夜市嘅美食

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

參考編號
Reference Number: 240716-163001-49466

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 16/07/2024 16:30:01

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 郭心蕾

意見詳情
Details of the Comment :

同意：非常贊成，感謝比多啲選擇比我們消費者

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

參考編號
Reference Number: 240716-201550-06670

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 16/07/2024 20:15:50

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Greg Sum

意見詳情
Details of the Comment :

本人同意相關規劃

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

參考編號
Reference Number: 240716-201916-77181

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 16/07/2024 20:19:16

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Jackie kong

意見詳情
Details of the Comment :

贊成

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

參考編號
Reference Number: 240717-055620-83602

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 17/07/2024 05:56:20

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Chan Ka lung

意見詳情
Details of the Comment :

贊成，可以給消費者多一個選擇

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

參考編號

Reference Number:

240718-162218-12787

提交限期

Deadline for submission:

26/07/2024

提交日期及時間

Date and time of submission:

18/07/2024 16:22:18

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/590

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 劉柏年

意見詳情

Details of the Comment :

非常之贊同

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240720-201124-27512

提交限期**Deadline for submission:**

26/07/2024

提交日期及時間**Date and time of submission:**

20/07/2024 20:11:24

有關的規劃申請編號**The application no. to which the comment relates:**

A/TM/590

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

先生 Mr. Chun hei Leung

意見詳情**Details of the Comment :**

希望香港可以搞多啲同樣類型有特色嘅市集，令到香港市民可以留港消費，從而成為香港特色景點之一，就好像台北夜市和國內的夜市一樣，可以促進旅遊業和增加就業人口，促進經濟。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240721-011401-31587

提交限期**Deadline for submission:**

26/07/2024

提交日期及時間**Date and time of submission:**

21/07/2024 01:14:01

有關的規劃申請編號**The application no. to which the comment relates:**

A/TM/590

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

先生 Mr. Cheng siu cheong

意見詳情**Details of the Comment :****支持又可以帶旺區內經濟，又會多個新地標，又可以方便區內居民**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240721-170423-66651

提交限期**Deadline for submission:**

26/07/2024

提交日期及時間**Date and time of submission:**

21/07/2024 17:04:23

有關的規劃申請編號**The application no. to which the comment relates:**

A/TM/590

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

先生 Mr. Lauwingkwan

意見詳情**Details of the Comment :****非常支持屯门多一个集中地方可以做夜市还可以给屯门带来一个旅游景点**

致城規會委員：

支持規劃申請編號：A/TM/590

本封特此信函，誠摯地支持上述申請在屯門欣
寧路開設臨時商店及服務行業及負肆連的申
請。我相信上述申請將為屯門社區帶來眾
多積極的影響。

首先，這將為社區帶來嶄新的餐飲選擇，滿足居
民的需求。現時屯門欣寧路附近缺乏多樣化的餐
飲服務，大多數居民不得不往返其他地區才能找
到合適的餐廳。開設新的餐廳及快餐店，不僅
能豐富社區的餐飲文化。

其次，這一提案將為當地創造就業機會。新
餐廳及快餐店的運營將帶動招聘一系列崗位，如
廚師、服務員、收銀員等。這不僅能為社區居民
提供就業機會，也能增加整體的經濟活力。
對於一些有就業需求的家庭而言，這無疑是一大
福音。

此外，新的餐飲店鋪還能帶動週邊的商業
發展。餐廳及快餐店的營業將吸引更多消費者流
量。

從而帶動附近商舖的發展。這將進一步豐富
我們社區的商業氛圍，讓居民在生活、工作和
娛樂等方面都能得到更好的滿足。

同時，我們會打造一個懷舊特色市集，把
香港傳統特色美食引進，將會吸引大量遊客
和本土居民前來慕名打卡！將來打造成一個
香港特色旅遊點！

綜上所述，我堅信上述申請將為我們的社
區帶來更多正面影響，為德輔道政府透過夜
經濟，刺激本地經濟。我誠摯地希望地區
規劃委員會能夠審慎考慮並批准這一提案，
讓我們的社區因此而受益。



屯門小坑村村代表
屯門寶塘下村村代表
2024年7月17日

謝錦文
李江

68

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240724-171300-92672

提交限期**Deadline for submission:**

26/07/2024

提交日期及時間**Date and time of submission:**

24/07/2024 17:13:00

有關的規劃申請編號**The application no. to which the comment relates:**

A/TM/590

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

小姐 Miss Chrissy

意見詳情**Details of the Comment :**

據聞此廢置已久的空地，
將會改造成一個嶄新的商圈。
屆時將有琳琅滿目的食肆、
寵物共享的設施及供以休憩的空間。
絕對能為附近居民帶來便利及歡樂，
達到社區共融的效果，
並成為本地最新打卡熱點！

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

參考編號

240228-194354-23233

Reference Number:

提交限期

12/03/2024

Deadline for submission:

提交日期及時間

28/02/2024 19:43:54

Date and time of submission:

有關的規劃申請編號

A/TM/590

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Wu

Name of person making this comment:

意見詳情

Details of the Comment :

Novoland will have new shops and also all the public housing around this piece of land will have it too. Traffic is bad enough and without decent public transportation, the roads are already too occupied. Fix this first before expanding anything new

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240229-153508-77158

提交限期**Deadline for submission:**

12/03/2024

提交日期及時間**Date and time of submission:**

29/02/2024 15:35:08

有關的規劃申請編號**The application no. to which the comment relates:**

A/TM/590

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

先生 Mr. Chan

意見詳情**Details of the Comment :**

這地點鄰近馬路已被地主劃為停車位，如成功申請鄰近馬路還可以行駛出入？又附近已非常多老鼠，開食肆的話老鼠聚集更多？衛生問題如何解決？8月又實施垃圾徵費，鄉村地坊申請人會怎樣處理垃圾？所以本人非常反對是次申請。

致：規劃署

屯門及元朗西規畫處

沙田上禾輦路 1 號

沙田政府合署 14 樓

Fax: 2489 9711

敬啟者：

申請編號：A/TM/590

地點：新界屯門丈量約份第 132 約地段第 828 號餘段

擬議：擬議臨時商店及服務行業及食肆連附屬設施 (為期 6 年)

鑑於上述申請，本人作出反對。

上述位置處於進出小坑村之路，靠近民居，提出建立餐廳食肆會造成嘈音、環境及衛生問題，於淺窄道路上落貨更令交通受阻，食肆的開放時間至深夜 2 時，不單構成嘈音滋擾，也會因為人流聚多，對居民日常作息及家居安全被受威脅。請作出謹慎處理，反對申請，謝謝。

此致

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規劃申請 A/TM/590 意見
05/03/2024 10:59

From: [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

致：規劃署

屯門及元朗西規劃處
沙田上禾輦路1號
沙田政府合署14樓

Fax: 2489 9711

敬啟者：

申請編號：A/TM/590

地點：新界屯門丈量約份第132約地段第828號餘段

擬議：擬議臨時商店及服務行業及食肆連附屬設施(為期6年)

本人就上述申請作出反對，上述位置面對住宅範圍，本人擔心對環境、排污等造成衛生問題、鼠患滋生。

申請餐館要求作業至凌晨2時，造成嘈音滋擾，嚴重影响住戶作息時間，加上人流變多，對住戶家居安全構成心理壓力。

現時政府道路(紅線)部份被霸佔作私人停車場收費用途，如允許上落貨更令交通擠塞，影响使用道路者安全，亦令整體視覺上構成影响。

所以本人強力反對以上申請，望能審慎作出處理，還居民一個安穩家園，謝謝。

此致

Debbie

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RE:send email to 城市規劃

06/03/2024 10:16

From:

To:

Sent by:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk
tpbpd@pland.gov.hk

To: 規劃署

屯門及元朗西規劃處

沙田上禾輦路1號

沙田政府合署14樓

Fax: 2489 9711

敬啟者:

申請編號: A/TM/590

地點: 新界屯門丈量約份第132約地段第828號餘段

擬議: 擬議臨時商店及服務行業及食肆連附屬設施 (為期6年)

本人反對以上申請，除衛生問題外，坑渠淤塞，貨車裝卸貨物，交通阻塞，對村民唯一進出村口之路，絕對構成障礙。

YUMI

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Re: 申請編號 A/TM/590

06/03/2024 10:55

From: [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

致：規劃署

屯門及元朗西規劃處

沙田上禾輦路1號

沙田政府合署14樓

Fax: 2489 9711

Dear Sirs / Madam,

申請編號： A/TM/590

地點：新界屯門丈量約份第132約地段第828號餘段

擬議：擬議臨時商店及服務行業及食肆連附屬設施 (為期6年)

鑑於上述申請，本人作出反對。上述位置靠近住宅範圍，不能靠譜 "夜繽紛" 氛圍下進行，只會影响鄰居。

本人憂慮會造成環境污染，鼠患頻生，在排污方面有機會增加衛生及淤塞問題，加上開放時間至深夜時份，不單構成嘈音滋擾，影响住戶作息時間，隨著人流增多，亦會構成居民家居安全受威脅，況且，兩旁公屋範圍不缺乏食肆供應、休憩場所，人流多旁邊草木亦會被踐踏，對綠化受損亦構成視覺影响。

還有，此路為主要進出村口路徑，於上落貨會窒礙道路使用者享用權利。

基於上述因素，懇請作出謹慎處理，反對申請，謝謝。

Best regards,

Ms Li

Date: 6 Mar 2024

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申請編號: A/TM/590

07/03/2024 15:21

From:

To:

Sent by:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk
tpbpd@pland.gov.hk

敬啟者:

申請編號: A/TM/590

地點: 新界屯門丈量約份第132約地段第828號餘段

擬議: 擬議臨時商店及服務行業及食肆連附屬設施(為期6年)

本人作出反對上述申請。

上述位置面對住宅範圍，政府構思的夜繽紛不會設在居民範圍內，影响民生。

餐廳食肆無疑造成環境污染，鼠患頻生，排污亦造成衛生問題，如餐廳食肆的開放時間至深夜2時，不單構成嘈音滋擾，影响住戶作息時間，也會因為人流變多，加深居民家居安全受威脅，況且，旁邊的草木也會被人流踐踏致枯萎，亦屬對視覺構成影响。

基於上述因素，懇請作出謹慎處理，反對申請，謝謝。

Urgent Return Receipt Requested Sign Encrypt Mark Subject Restricted Expand personal&publi



A/TM/590

07/03/2024 15:17

From:

To:

Sent by:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk
tpbpd@pland.gov.hk

本人反對於屯門丈量約份132約地段第828號餘建商店及服務行業及食肆連附屬設施。

上述位置鄰近住宅範圍，政府構思的夜繽紛不應設在民居範圍內，影响居民生活。餐廳食肆同時造成環境污染，鼠患頻生，排污亦造成衛生問題，如餐廳食肆的開放時間至深夜2時，不單構成嘈音滋擾，影响住戶作息時間，也會因為人流變多，加深居民家居安全受威脅，況且，旁邊的草木也會被人流踐踏致枯萎，亦屬對視覺構成影响。

懇請局方對此反對書審慎考慮，謝謝。

Urgent Return Receipt Requested Sign Encrypt Mark Subject Restricted Expand personal&publi



申請編號: A/TM/590

07/03/2024 14:34

From: [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

Dear Sir/Madam,

地點: 新界屯門丈量約份第132約地段第828號餘段
擬議: 擬議臨時商店及服務行業及食肆連附屬設施 (為期6年)

本人就上述申請作出反對。

申請地點不適合做餐廳食肆，因毗鄰是鄉村居民住所，無論那種快餐形式，始終會造成環境不衛生，增加鼠患風險。

申請開業時間要求至零晨時份，會造成嘈音滋擾，嚴重影响住戶作息時間，再者，閒雜人增多，對居民安全構成嚴重心理壓力。

道路已不是很寬敞，上落客貨會令道路受阻，交通擠塞。

望能審慎作出處理，謝謝。

Best regards,
Ms Ho

Urgent Return Receipt Requested Sign Encrypt Mark Subject Restricted Expand personal&publi



申請編號: **A/TM/590**

07/03/2024 10:47

From:

To:

Sent by:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk
tpbpd@pland.gov.hk

致：規劃署

屯門及元朗西規劃處

沙田上禾輦路1號

沙田政府合署14樓

申請編號：A/TM/590

敬啟者：

地點：新界屯門丈量約份第132約地段第828號餘段

擬議：擬議臨時商店及服務行業及食肆連附屬設施 (為期6年)

本人反對上述申請。

上述位置距離民居只有百多米，若申請快餐食肆會導致環境污染、垃圾及鼠患滋生，亦令排水渠瘀塞；加上營業時間至零晨時份還包括公眾假期，未免造成嘈音騷擾，影响居民日常作息，人流多自然複雜，也會對家居安全構成嚴重威脅；政府於此位置綠化環境，種植樹木，難免想像為方便其運作，草木被砍伐或踐踏枯萎，實屬有礙觀瞻。

於淺窄道路上落貨更令交通受阻，對道路使用者不公平。請作出謹慎處理，反對申請，謝謝。

此致

張小姐

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240311-145236-51107

提交限期**Deadline for submission:**

12/03/2024

提交日期及時間**Date and time of submission:**

11/03/2024 14:52:36

有關的規劃申請編號**The application no. to which the comment relates:**

A/TM/590

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

先生 Mr. 居民

意見詳情**Details of the Comment :**

作為附近居民，更改此土地用途絕對擔心破壞環境衛生，新落成商鋪營業時間之長亦會導致嘈音，也會影響治安問題，屆時投訴必然隨之而起，紛擾不斷。

更甚會引致交通阻塞，到時才處理這麼多潛在問題，新開設商鋪之間絕對是易請難送，受影響只會是居民。

附近已有商場即將落成，民生配套基本齊備，不需多此一舉，引發更多社區問題。

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2024年03月11日星期一 12:16
收件者: tpbpd/PLAND
主旨: 申請編號: A/TM/590
類別: Internet Email

你好:

地點: 新界屯門丈量約份第 132 約地段第 828 號餘段
擬議: 擬議臨時商店及服務行業及食肆連附屬設施 (為期 6 年)

本人對以上申請提出異議。

這個位置離村民居所只有一段小路的距離而已，做餐廳食肆會引致蟲蟻鼠患，排污不良積水必會有蚊蟲滋生，空氣污染，油煙總不能可以控制，抽風系統亦會有制造嘈意音的，尤為晚上居民休息時間會被打擾。

還有阻塞車輛進出，阻礙交通.....

其實兩旁的屋苑不缺乏食肆商店，村郊地點是寧靜的，不希望令這片小小的後花園被侵吞破壞。

故懇請慎重考慮以上申請，謝謝。

此致

Ms Chan

Urgent Return Receipt Requested Sign Encrypt Mark Subject Restricted Expand personal&publi



A/TM/590 DD 132 Yan Po Road, Tuen Mun
12/03/2024 02:12

From: [Redacted]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

A/TM/590

Lot 820 RP in D.D.132, Yan Po Road, Tuen Mun

Site area: About 691sq.m

Zoning: "VTD"

Applied use: Shop and Services / Eating Place / 1 Vehicle Parking / **6 Years**

Dear TPB Members,

Site is currently hard paved. Strong objections to 6 Years. The operation is touted as a "Night Vibes" initiative. **BROWNIE POINTS.**

However, the operation could have a negative impact on local residents, attracting outsiders, noise and light pollution, failure to fulfil faire and drainage conditions.

There has been no discussion or consultation with regard to changes to the regular period of approval for this type of application. Six years allows applicant to avoid fulfilling conditions for at least 3 years without any consequences.

There is no justification for approving such a long term for an operation with no track record.

Mary Mulvihill

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/TM/590

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

參考元朗區早前舉辦的「元·遊歷」，食肆以及零售店舖主要以排檔形式營運。上述項目進行期間，的確產生大量噪音及垃圾。然而，上述項目，選址距離民居最少有 200 米以上，加上活動期間亦有專員負責處理垃圾，才能稍微減低噪音及衛生問題對附近居民造成的影響。再者，上述項目只是為期 3 月的短期活動，對附近居民造成側滋擾，也只是有限並短期的。

反觀草擬中的 ATM1590 項目，選址與最接近的民居（塘亨路 21 號寶華花園二期）只有一條車道之隔（大概只有 30 米距離），項目造成側噪音將會對上述居民造成相當大影響。

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

麥子豐

簽署 Signature

日期 Date

10/3/2024

再者，寶華花園二期為村屋，欠缺管理公司處理衛生及保安事務，屋苑本身已不時出現鼠患，若進行 ATM1590 項目，恐進一步加劇屋苑的鼠患問題，影響居民健康。同時，項目將令附近人流增加，會對寶華花園二期帶來保安隱患，危及居民。

若 ATM1590 是與「元·遊歷」同樣只屬短期項目，則對附近居民造成有限側滋擾。然而，ATM1590 是為期 6 年的長期計劃，即寶華花園二期以及附近的居民，需就噪音、衛生以及保安問題擔憂整整 6 年之久。故此，希望城規會能妥善平衡經濟及附近居民的生活環境，另覓更佳地點進行 ATM1590 項目。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240312-152221-41143

提交限期**Deadline for submission:**

12/03/2024

提交日期及時間**Date and time of submission:**

12/03/2024 15:22:21

有關的規劃申請編號**The application no. to which the comment relates:**

A/TM/590

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

小姐 Miss So

意見詳情**Details of the Comment :**

就以上地段發展，餐廳如開酒吧亦會對附近居民及環境做成不良影響，附近民居稠密，亦可能會對居民造成噪音滋擾，所以亦會反對，請就前期規劃多加考量。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

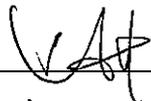
有關的規劃申請編號 The application no. to which the comment relates

A/TM/590

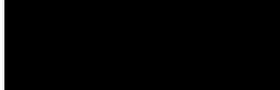
意見詳情 (如有需要，請另頁說明)

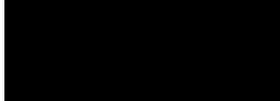
Details of the Comment (use separate sheet if necessary)

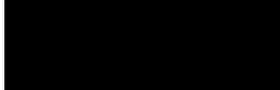
「提意見人」姓名/名稱 Name of person/company making this comment 廖子豐

簽署 Signature   日期 Date 16/7/2024

簽署 朱士林 

簽署 AL 

簽署 譚潤楷 

簽署 AL 

簽署 陳卓立 

簽署 AL 

本人已就 A/TM/590 項目，於 3 月初時提供反對意見。現再重申一次本人反對之要點：

參考元朗區於年初舉辦的「元。遊匯」，食肆以及零售店舖主要以排檔形式營運。上述項目進行期間，的確產生大量噪音，而且食肆檔攤亦產生大量垃圾。但上述的夜繽紛項目，選址距離民居最少有二百米以上，加上亦有專員負責處理垃圾，才能稍微減低噪音及衛生問題對附近居民造成的影響。再者，上述項目只是為期三日的短期活動，即使對附近民居造成滋擾，也只是短期性。

反觀草擬中的 A/TM/590 項目，選址與最接近的民居(塘亨路 21 號寶華花園二期)只有一條車道之隔(大概只有 30 米距離)，項目進行時產生的噪音將會對上址居民造成相當大的影響。

再者，寶華花園二期為村屋，欠缺管理公司管理衛生及保安，屋苑本身已不時出現鼠患，而 A/TM/590 項目涉及食肆，本人對項目就食肆的污水排於及垃圾、廚餘處理的安排抱有極大的擔憂。因 A/TM/590 選址的四周設施根本不能處理污水及垃圾問題；若 A/TM/590 打算讓食肆先在項目選址(屯門丈量約份 132 地段第 820 號餘段)集中放置垃圾，再由垃圾車收集，積存的廚餘、垃圾恐進一步加劇鼠患問題，影響附近居民，特別是距離只有 30 米的寶華花園二期居民的健康。同時，項目令人流增加，亦會造成保安問題，危及寶華花園二期居民。

若 A/TM/590 是與「元。遊匯」同樣只是短期項目，對居民造成的滋擾有限，但現草擬的 A/TM/590 是為期 6 年的長期計劃，即上址居民將要就衛生、噪音以及保安問題，擔憂 6 年。故之，希望局方能平衡經濟及附近居民的生活環境，另覓更佳地點進行上述項目。



From: [REDACTED]
Sent: 2024-07-24 星期三 17:20:54
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對批出 (申請編號: A/TM/590) (地點: 新界屯門丈量約份第 132 約地段第 820 號餘段) 用地

敬啟者：

本人就屯門及元朗西區規劃用地(申請編號: A/TM/590)、(地點: 新界屯門丈量約份第 132 約地段第 820 號餘段) 作臨時商店及服務性行業，提出反對。

首先，在申請人申請用地目的方面，擬建新商店和服務（快餐攤）和飲食場所（餐廳），為附近村民或及工人提供晚間餐飲服務。針對提供晚間餐飲服務，現有鄰近位置建有私人屋苑及公共屋邨轄下商場（包括：商用面積約 2,400 平方米蒼田商場、約 2,200 平方米和田商場、約 4,600 平方米 NOVO WALK 及約 4,200 平方米欣田商場）。四個商場內的店舖包括多種不同行業，例如快餐店、餐廳、超級市場、便利店、診所及其他零售和服務行業等等。在營業時間及餐飲選擇方面是足以應付申請用地鄰近屋邨／屋苑／村屋居民晚間餐飲需求。

另外，申請人所提交資料及平面圖中 (DWG No. PLAN 4、Ver.001)，列明 B1、B2、B3、B4、B5、B6、B10、B11 位置作餐飲服務用途。只單憑 Supplementary Statement 第 3.5 段按照各部門工作守則處理，當中並沒有詳細列明所生產垃圾、廢料或污水實則處理方法。極度容易衍生非法傾倒食物殘渣、垃圾及污水，引發**嚴重鼠患及蚊蟲滋生**，**極度影響**鄰近屋邨／屋苑／村屋環境衛生。

而且，申請人提交資料中，擬建商店營業時間為每日 12:00 - 隔日 02:00（包括公眾假期）。此**深夜營業時間極度容易衍生噪音問題**，嚴重滋擾鄰近屋邨／屋苑／村屋居民，加上申請人亦沒有提供建築物設計圖則，沒有提供能夠阻隔噪音方法及沒有提供適當的緩解措施。根據第 400 章《噪音管制條例》第 4.夜間或公眾假日的噪音中 第 4.1 項及 4.2 項，假設政府批出用地，當存在噪音問題，政府部門亦**無法**對於此類形用地執行任何起訴，同樣**嚴重滋擾**鄰近屋邨／屋苑／村屋居民。

再此，申請用地附近停車場只足夠應付供該屋邨／屋苑／村屋居民需求，加上欣寶路整段道路晚間都存在頻密違列泊車情況，政府執法部門亦無法處理現有晚間違列泊車問題。若政府批出用地及營業時間為深夜時，而執法部門未有進行執法，只會更加衍生晚間頻密違列泊車及交通堵塞問題。若有任何緊急車輛進出或行走該堵塞路段時，**嚴重影響**救援時間及生命安全。

總結，現有申請用地**鄰近配套設施是足以應付**該地鄰近屋邨／屋苑／村屋居民需要，若然政府批出用地，只會衍生更多**環境衛生、噪音、違列泊車**等問題，不應批出用地作臨時商店及服務性行業。

屯門區居民
陳小姐

From: [REDACTED]
Sent: 2024-07-24 星期三 02:42:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/TM/590 DD 132 Yan Po Road, Tuen Mun

Dear TPB Members,

"Nite Vibes' has been abandoned. None of the projects have been a success.

Inview of the change in policy, granting approval for 6 years is certainly not acceptable.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 12 March 2024 2:12 AM HKT
Subject: A/TM/590 DD 132 Yan Po Road, Tuen Mun

A/TM/590

Lot 820 RP in D.D.132, Yan Po Road, Tuen Mun

Site area: About 691sq.m

Zoning: "VTD"

Applied use: Shop and Services / Eating Place / 1 Vehicle Parking / **6 Years**

Dear TPB Members,

Site is currently hard paved. Strong objections to 6-Years. The operation is touted as a "Night Vibes' initiative. BROWNIE POINTS.

However, the operation could have a negative impact on local residents, attracting outsiders, noise and light pollution, failure to fulfil fire and drainage conditions.

There has been no discussion or consultation with regard to changes to the regular period of approval for this type of application. Six years allows applicant to avoid fulfilling conditions for at least 3 years without any consequences.

There is no justification for approving such a long term for an operation with no track record.

Mary Mulvihill

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

參考編號

Reference Number:

240228-204538-20226

提交限期

Deadline for submission:

12/03/2024

提交日期及時間

Date and time of submission:

28/02/2024 20:45:38

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/590

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. HO

意見詳情

Details of the Comment :

There should have some measurements for noise control because it is so close to residents.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

240310-154104-34865

提交限期**Deadline for submission:**

12/03/2024

提交日期及時間**Date and time of submission:**

10/03/2024 15:41:04

有關的規劃申請編號**The application no. to which the comment relates:**

A/TM/590

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

先生 Mr. Shiu

意見詳情**Details of the Comment :**

1. 建議改劃範圍全面禁煙，指定吸煙區例外
2. 指定吸煙區需設置在遠離食肆的地方
3. 要確保廚餘每日營業時間結束時妥善處理好，例如送往堆填區或者廚餘回收站，確保環境衛生
4. 需設置有蓋分類垃圾桶，分開處理廚餘及一般垃圾
5. 設置單車停泊位，鼓勵顧客以單車代步前往該處
6. 需聘請足夠的清潔人員，及時收拾餐枱，避免吸引雀鳥覓食
7. 需確保臨時廁所保持衛生、無異味、無污跡
8. 需確保改劃處有充足照明
9. 照明系統不能影響居民作息，例如照明角度朝向天空
10. 食肆讓人坐下的範圍需保持良好通風，維持舒適的溫度
11. 提供充足的泊車指引給駕駛人士

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

參考編號

Reference Number:

240306-002441-54619

提交限期

Deadline for submission:

12/03/2024

提交日期及時間

Date and time of submission:

06/03/2024 00:24:41

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/590

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss So

意見詳情

Details of the Comment :

就以上申請的改建，想請問一下就這地段申請的食肆會是什麼類型？如附圖B10所說的eating place還說會興建有蓋天台，想知道會是什麼類型嘅食肆，會是酒樓，酒吧還是其他類型？

如果是興建酒樓或酒吧，本人會提出反對



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/TM/590

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

對於開設臨時商店行業及發展連附屬設施，
各位紅們擔心人流會增加，可能會導致人流複雜，
環境衛生，噪音滋擾及對附近住戶生活帶來
不便等等。故希望以民生為首要考慮條件。

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

- 1. 姓名 = _____
簽署 Signature _____ 日期 Date _____
- 2. 姓名 = 陳倩文 [Redacted]
簽署 [Signature] [Redacted] 日期 = 9-3-2024
- 3. 姓名 = 何文基
簽署 [Signature] 日期 = 9-3-2024
- 4. 姓名 = 陳聖全 ([Redacted])
簽署 全 日期 = 10-3-2024
- 5. 姓名 = 麥子豐 ([Redacted])
簽署 [Signature] 日期 = 10, 3, 2024

姓名 朱

簽署 朱士權, [REDACTED] 日期 10.3.2024年

姓名

簽署 日期 11.3.2024年

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

參考編號
Reference Number: 240713-155434-90141

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 13/07/2024 15:54:34

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss 歐陽佩儀

意見詳情
Details of the Comment :

希望可以做小食檔或購物點

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

參考編號
Reference Number: 240714-200307-88390

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 14/07/2024 20:03:07

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Ip Ho Yeung

意見詳情
Details of the Comment :

寵物市集 懷舊式小販檔

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

參考編號
Reference Number: 240714-202738-39402

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 14/07/2024 20:27:38

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Chang Oi Lam

意見詳情
Details of the Comment :

應該pet friendly! 開放寵物友善空間
多啲特色懷舊店鋪

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

參考編號
Reference Number: 240714-202909-67731

提交限期
Deadline for submission: 26/07/2024

提交日期及時間
Date and time of submission: 14/07/2024 20:29:09

有關的規劃申請編號
The application no. to which the comment relates: A/TM/590

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Chan Hiu Chun

意見詳情
Details of the Comment :

應該可帶寵物入內，而且增加懷舊鋪頭

此文件於2024年02月08日收到。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。

- 8 FEB 2024

This document is received on
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/TM/590
	Date Received 收到日期	- 8 FEB 2024

- 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)

Edge Industrial Limited 鋒芒實業有限公司

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 820 RP in D.D. 132, Tuen Mun, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 691 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 241 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Tuen Mun Outline Zoning Plan No.: S/TM/38
(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	Occupied by 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
就土地擁有人同意/通知土地擁有人陳述**

- (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
02/01/2024 - 16/01/2024 (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 23/01/2024 (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所用途，請填妥於附件的表格。

(i) For Type (i) application. 供第(i)類申請

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

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

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" style="width:100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width:33%;">Name/type of installation 裝置名稱/種類</th> <th style="width:17%;">Number of provision 數量</th> <th style="width:50%;">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 style="height: 40px;"></td> <td></td> <td></td> </tr> <tr> <td style="height: 40px;"></td> <td></td> <td></td> </tr> <tr> <td style="height: 40px;"></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)											

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

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

- Plot ratio restriction 地積比率限制 From 由 to 至
- Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- Site coverage restriction 上蓋面積限制 From 由% to 至
- Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- Non-building area restriction 非建築用地限制 From 由m to 至
- 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 and Eating Place with Ancillary Facilities for a Period of 6 Years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	241	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.35		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	35	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	12		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
	<input type="checkbox"/>	include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/>	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	3	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
		m 米	<input checked="" type="checkbox"/> 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

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
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積/總
 樓面面積)

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

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 TO B5	SHOP AND SERVICES (FAST FOOD BOOTH)	18 m ² (ABOUT) EACH	18 m ² (ABOUT) EACH	3 m (ABOUT)(1-STORY)
B6	SHOP AND SERVICES (FAST FOOD BOOTH)	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B7	WASHROOM	7.5 m ² (ABOUT)	7.5 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B8	WASHROOM	7.5 m ² (ABOUT)	7.5 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B9	STORAGE OF GOODS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B10	EATING PLACE (RESTAURANT)	63 m ² (ABOUT)	63 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B11	SHOP AND SERVICES (FAST FOOD BOOTH)	45 m ² (ABOUT)	45 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B12	METER ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STORY)

TOTAL 241 m² (ABOUT) 241 m² (ABOUT)

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)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]		
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 TO B5	SHOP AND SERVICES (FAST FOOD BOOTH)	18 m ² (ABOUT) EACH	18 m ² (ABOUT) EACH	3 m (ABOUT)(1-STORY)
B6	SHOP AND SERVICES (FAST FOOD BOOTH)	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B7	WASHROOM	7.5 m ² (ABOUT)	7.5 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B8	WASHROOM	7.5 m ² (ABOUT)	7.5 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B9	STORAGE OF GOODS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B10	EATING PLACE (RESTAURANT)	63 m ² (ABOUT)	63 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B11	SHOP AND SERVICES (FAST FOOD BOOTH)	45 m ² (ABOUT)	45 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B12	METER ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
TOTAL		241 m ² (ABOUT)	241 m ² (ABOUT)	

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途
 Loading/unloading space and circulation area

.....

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)

September 2024
.....
.....
.....
.....
.....

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Yan Po Road via Tong Hang Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 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) _____ _____ _____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 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) _____ _____ _____</p> <p><input type="checkbox"/></p>

11. Declaration 聲明

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

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

Signature
簽署



Applicant 申請人 / Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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



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

Date 日期

26/01/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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：
 - 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
 - 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。
- 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。
- 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。

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	Lot 820 RP in D.D.132, Tuen Mun, New Territories		
Site area 地盤面積	691	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Tuen Mun Outline Zoning Plan No. : S/TM/38		
Zoning 地帶	"Village Type Development" zone		
Applied use/ development 申請用途/發展	Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 6 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	/	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	241	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	/	
	Non-domestic 非住用	12	
	Composite 綜合用途	/	

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	35	% <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目	/		
(vi) Open space 休憩用地	Private 私人	/	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	/	sq.m 平方米 <input type="checkbox"/> 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	/
	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)	/ / / / / /
	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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Plan showing the zoning of the Site, Swept Path Analysis		
Plans showing the land status of the application site		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Supplementary Statement

1) Background

- 1.1 The applicant seeks permission from the Town Planning Board (the Board) to use *Lot 820 RP in D.D. 132, Tuen Mun, New Territories* (the Site) for '**Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 6 Years**' (**Plan 1**).
- 1.2 To actively echo with the "Night Vibes Hong Kong" campaign, the applicant would like to operate a new shop and services (fast food booth) and eating place (restaurant) at the Site to provide a nighttime dining venue to serve nearby villages and workers. As the Site is located in an area dominated by various villages and residential development, the applied use is intended to alleviate the pressing demand for shop and services and eating place.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Village Type Development" ("V") on the Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/38 (**Plan 2**). According to the Notes of the OZP, standalone 'shop and services' and 'eating place' are column 2 uses within the "V" zone, which requires permission from the Board. For temporary uses of any land or building expected to be over 5 years, the use must conform to the zoned use or these Notes. As such, the 'temporary shop and services and eating place with ancillary facilities' for a period of 6 years requires planning permission from the Board.
- 2.2 Although the Site falls within "V" zone, no Small House application is being processed within the Site by the Lands Department. As the proposed development is intended to serve the nearby villages and meet the local demand for eating place in the vicinity, approval of the current application on a temporary basis would not jeopardize the long-term planning intention of the "V" zone and would better utilize precious land resources. The building height and form of structures are lower to its surrounding area within the "V" zone (i.e. maximum building of 3 storeys (8.23m)), therefore, it is considered not incompatible with the surrounding environment.
- 2.3 Although there is no previous approved S.16 planning application for 'shop and services' and 'eating place' uses within the same "V" zone, the proposed development provides a convenient dining option for the nearby villagers and residents who might have limited access to food in

the surrounding areas. In addition, since "Night Vibes Hong Kong" has been promoted by the Government in Sep 2023, the proposed development could therefore echo the nighttime vibes by providing a casual and relaxed environment for people to meet, socialize and enjoy a meal or snack during nighttime outings.

3) Development Proposal

3.1 The Site occupies an area of 691m² (about) (**Plan 3**). 12 single-storey structures are proposed at the site for shop and services (fast food booth), eating place (restaurant), storage of goods, meter room and washrooms with total GFA of 241 m² (about) (**Plan 4**). The operation hours of the proposed development are 12:00 - 02:00 (the next day) daily, including public holiday. The estimated number of staff working at the Site are 15. It is estimated that the Site would be able to attract not more than 60 visitors per day. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	691 m ² (about)
Covered Area	241 m ² (about)
Uncovered Area	450 m ² (about)
Plot Ratio	
	0.35 (about)
Site Coverage	
	35% (about)
Number of Structure	
	12
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	241 m ² (about)
Building Height	
	3 m (about)
No. of Storey	
	1

3.2 The Site is accessible from Yan Po Road via Tong Hang Road (**Plan 1**). As the proposed development is intended to serve nearby locals, hence, parking space is not provided for visitor. 1 loading/unloading (L/UL) space is provided at the Site, details are shown at **Table 2** below:

Table 2 - Parking and L/UL Provisions

Type of Space	No. of Space
L/UL Space for Light Goods Vehicle - 3.5 m (W) x 7 m (L)	1

- 3.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). As the Site is easily accessible by public transport services, staff and visitors are required to access the Site by using public transport and then walk to the Site. No medium or heavy goods vehicles, including container tractor/trailer will be allowed to enter/exit the Site at any time during the planning approval period. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

Table 3 - Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (12:00 – 13:00)	1	1	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	1	1	2
Traffic trip per hour (average)	0.5	0.5	1

- 3.4 The applicant will follow 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' issued by the Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the eating place for the site operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the outdoor environment, in order to fulfil the requirements of the Air Pollution Control Ordinance.
- 3.5 The applicant will also follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the EPD and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will implement good practices under ProPECC PN 1/23 for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures, i.e. submission of a drainage proposal and a fire services

installations proposal (FSIs) will be provided to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 6 Years**'.

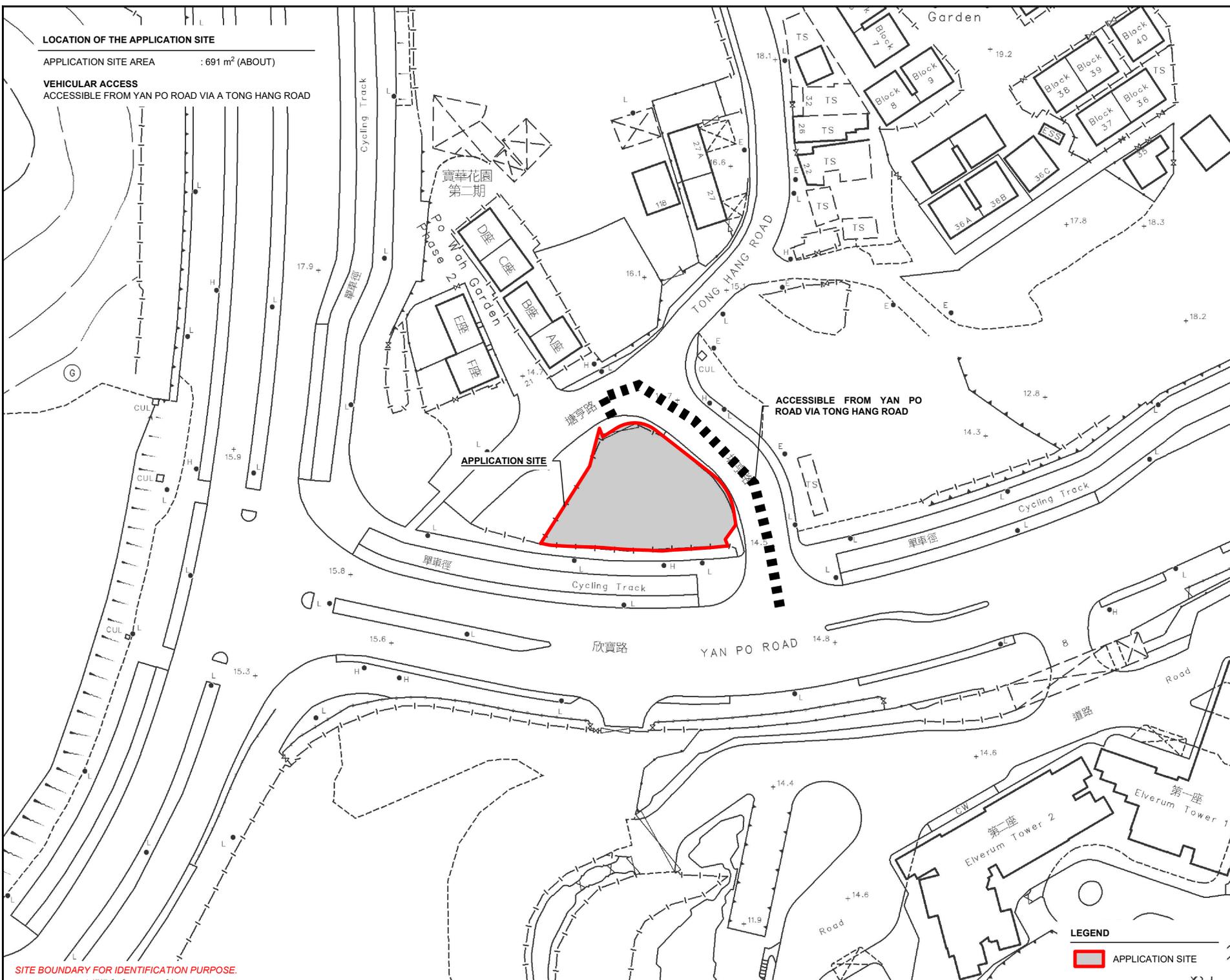
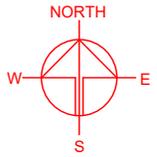
R-riches Property Consultants Limited

January 2024

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 691 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM YAN PO ROAD VIA A TONG HANG ROAD



APPLICATION SITE

ACCESSIBLE FROM YAN PO ROAD VIA TONG HANG ROAD

LEGEND
[Red outline box] APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

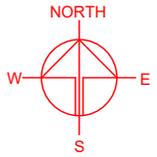
PROJECT
PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS

SITE LOCATION
LOT 820 RP IN D.D. 132, TUEN MUN, NEW TERRITORIES

SCALE 1: 1000 @ A4	
DRAWN BY MN	DATE
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE LOCATION PLAN	
DWG. NO. PLAN 1	VER. 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 691 m² (ABOUT)
 OUTLINE ZONING PLAN : DRAFT TUEN MUN OZP
 OZP PLAN NO. : S/TM/38
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

LEGEND
 APPLICATION SITE

PLANNING CONSULTANT

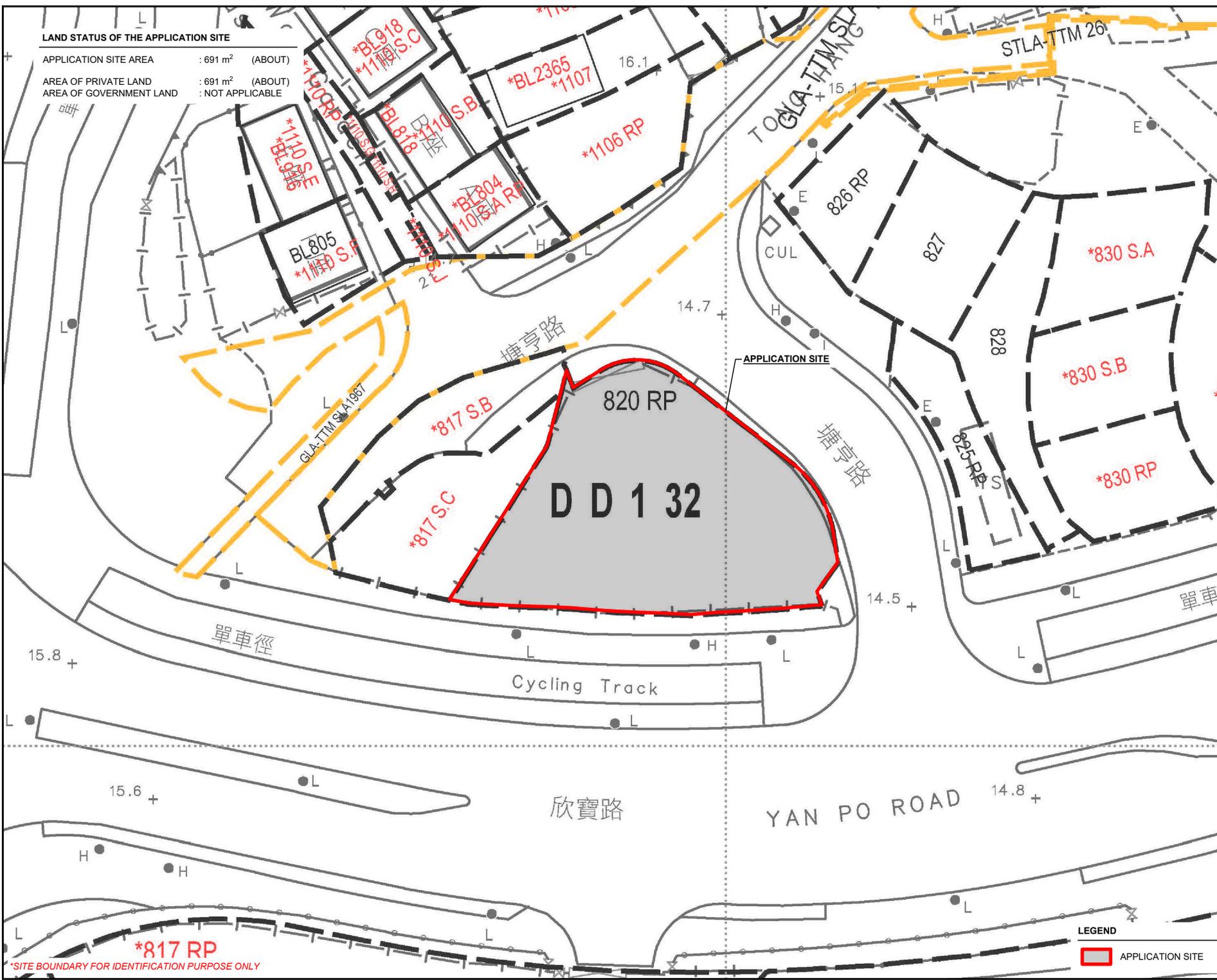
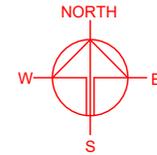

PROJECT
 PROPOSED TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 6 YEARS

SITE LOCATION
 LOT 820 RP IN D.D. 132, TUEN MUN, NEW TERRITORIES

SCALE 1 : 3000 @ A4	
DRAWN BY MN	DATE
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG. NO. PLAN 2	VER. 001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 691 m² (ABOUT)
 AREA OF PRIVATE LAND : 691 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



APPLICATION SITE

DD 1 32

820 RP

***817 RP**

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 820 RP IN D.D. 132, TUEN MUN, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY	DATE
MN	18.12.2023
REVISED BY	DATE
APPROVED BY	DATE

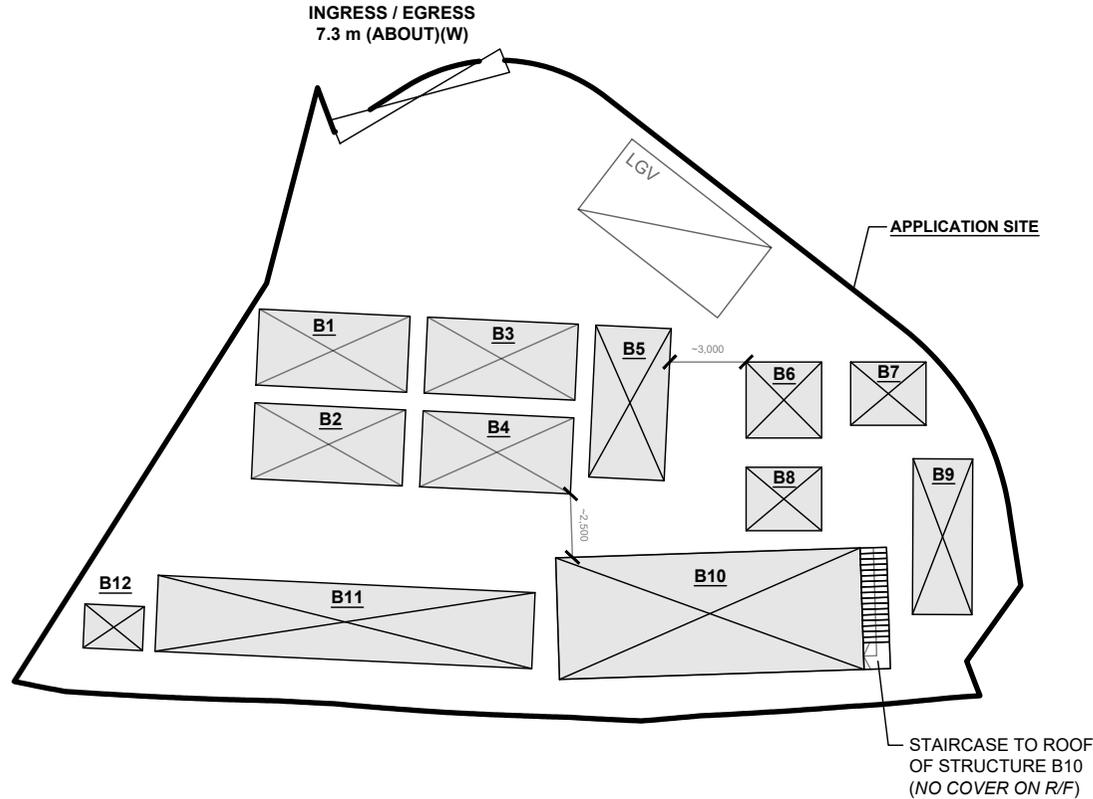
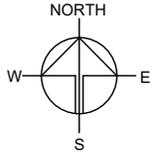
DWG. TITLE
LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 3	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 691 m ²	(ABOUT)
COVERED AREA	: 241 m ²	(ABOUT)
UNCOVERED AREA	: 450 m ²	(ABOUT)
PLOT RATIO	: 0.35	(ABOUT)
SITE COVERAGE	: 35 %	(ABOUT)
NO. OF STRUCTURE	: 12	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 241 m ²	(ABOUT)
TOTAL GFA	: 241 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 TO B5	SHOP AND SERVICES (FAST FOOD BOOTH)	18 m ² (ABOUT) EACH	18 m ² (ABOUT) EACH	3 m (ABOUT)(1-STOREY)
B6	SHOP AND SERVICES (FAST FOOD BOOTH)	9 m ² (ABOUT)	9m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	WASHROOM	7.5 m ² (ABOUT)	7.5 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B8	WASHROOM	7.5 m ² (ABOUT)	7.5 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B9	STORAGE OF GOODS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B10	EATING PLACE (RESTAURANT)	63 m ² (ABOUT)	63 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B11	SHOP AND SERVICES (FAST FOOD BOOTH)	45 m ² (ABOUT)	45 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B12	METER ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		241 m² (ABOUT)	241 m² (ABOUT)	



LOADING / UNLOADING PROVISIONS

NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 820 RP IN D.D. 132, TUEN MUN, NEW TERRITORIES

SCALE

1 : 300 @ A4

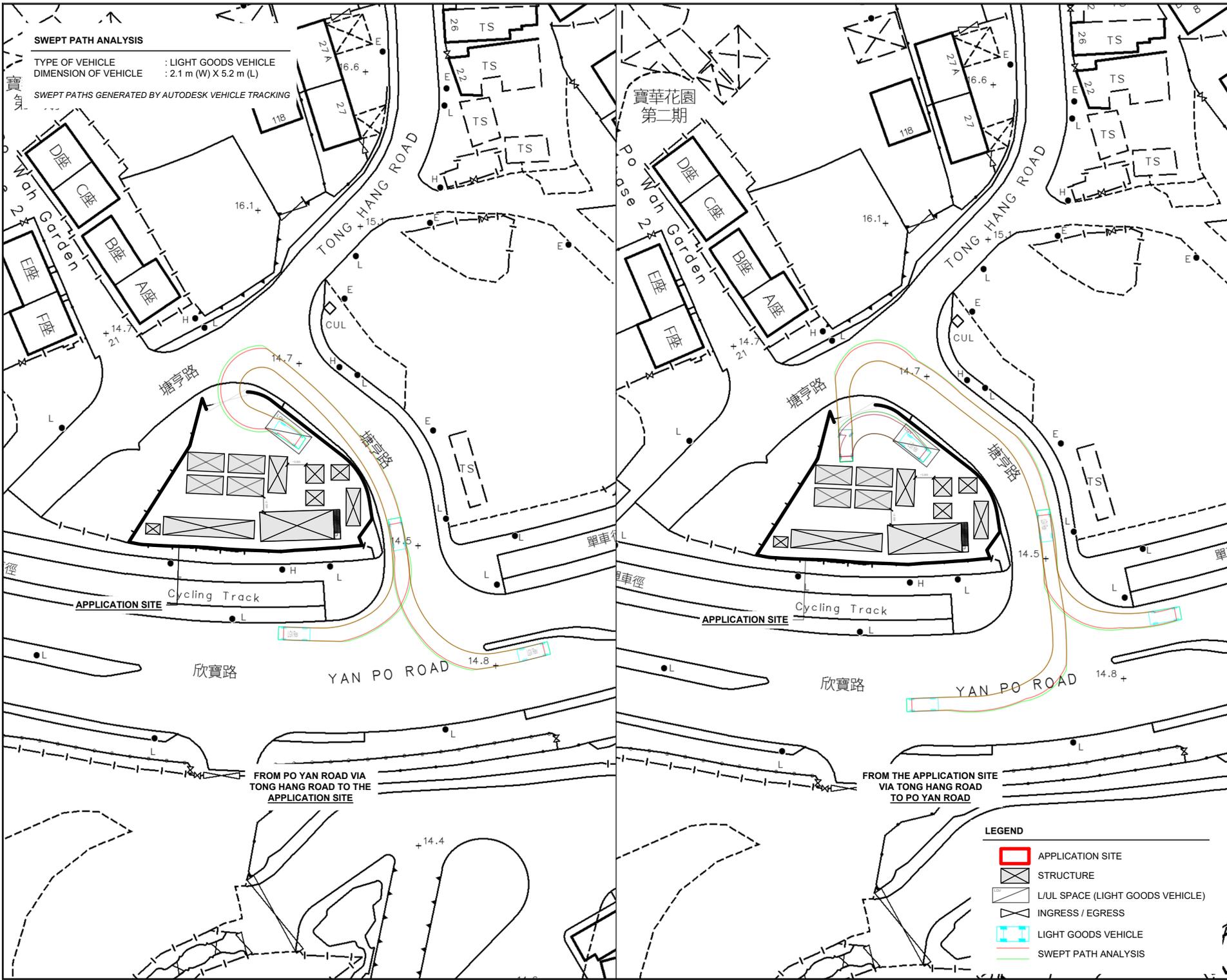
DRAWN BY	DATE
MN	15.1.2024

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

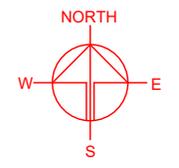
DWG NO.	VER.
PLAN 4	001



SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 820 RP IN D.D. 132, TUEN MUN, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

15.1.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

VER.

001

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  L/UL SPACE (LIGHT GOODS VEHICLE)
-  INGRESS / EGRESS
-  LIGHT GOODS VEHICLE
-  SWEPT PATH ANALYSIS



盈卓物業
顧問有限公司

Our Ref.: DD132 Lot 820 RP
Your Ref.: TPB/A/TM/590

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

By Email

16 April 2024

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone
Lot 820 RP in D.D. 132, Tuen Mun, New Territories**

(S.16 Planning Application No. A/TM/590)

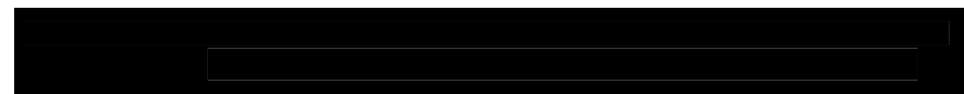
We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner



Responses-to-Comments

**Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone
Lot 820 RP in D.D. 132, Tuen Mun, New Territories**

(Application No. A/TM/590)

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

Traffic Impact

As the application site (the Site) is easily assessable by public transport services, staff and visitors are required to access the Site by using public transport then walk to the Site. Only 1 loading/unloading (L/UL) space for light goods vehicle (LGV) is provided at the Site for transportation of goods and tools. As traffic generated and attracted by the proposed development is minimal, adverse traffic impact should not be anticipated.

Noise Control and Hygiene Problem

The applicant will also follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the EPD and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will implement good practices under ProPECC PN 1/23 for sewage treatment at the Site.

- (ii) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of District Planning Officer/Tuen Mun & Yuen Long West, Planning Department (DPO/TM&YLW, PlanD) (Contact Person: Mr. Aiden CHU/Ms. Avis POON; Tel.: 2158 6292/2158 6331)		
(a)	Please justify further for the proposed temporary uses for a period of six years as according to the Notes of the draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/38, temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements.	As the Site is located at an area surrounded by various villages and residential development, the applicant is intended to operate a new shop and service and eating place for a period of 6 years at the Site to meet the pressing demand for the applied uses and actively echo with the “Night Vibes Hong Kong” campaign.

(b)	For the Structure B10 in the layout plan (Plan 4 refers), please elaborate the proposed use of the roof floor.	The roof floor of Structure B10 will be used as observation deck for the visitors.
2. Comments of Director of Food and Environmental Hygiene (DFEH) (Contact Person: Ms. Kaya CHAN; Tel.: 3141 1232)		
(a)	Proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction.	Noted. Proper license / permit will be applied to the satisfaction of Director of Food and Environmental Hygiene (DFEH) after planning approval has been obtained from the Board. The applicant will also follow 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' issued by the Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the eating place for the site operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the outdoor environment, in order to fulfil the requirements of the Air Pollution Control Ordinance.
(b)	If the proposal involves any commercial/trading activities, its state should not as to be a nuisance or injurious or dangerous to health and surrounding environment.	
(c)	The associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. For any waste generated from the operations and works, the project proponent should arrange its proper disposal at their own expenses.	
3. Comments of Director of Environmental Protection (DEP) (Contact Person: Ms. Flora NG; Tel.: 2835 2319)		
(a)	We noted that the washrooms will be provided on site. As the nearest foul manhole is about 55m from the site boundary, the applicant is required to submit the sewerage impact assessment for our comment; and	During the operation of the proposed development, the major source of wastewater will be sewage from washrooms generated by staff. The applicant will implement good practices under ProPECC PN 1/23 when designing on-site drainage system with the Site, i.e. the use of septic tank for sewage treatment. The applicant will submit and implement relevant proposals to the satisfaction of Director of Environmental Protection after planning permission has been

		obtained from the Board. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.
(b)	We understood that the operation hours of shops and services (fast food booth) and eating place (restaurant) will be from 12:00 pm to 02:00 am (the next day) daily (including public holidays). As the nearest air and noise sensitive receivers are located only about 20m from the site boundary, the applicant is required submit a detailed layout plan indicating location of shop/restaurant, washroom, parking space, site entry/exit, light for night time use, etc. The applicant shall demonstrate that the operation of proposed uses will not cause environmental nuisances and impacts.	<p>The layout plan, indicating the location of shop and services (fast food booth)/eating place (restaurant), washroom, loading/unloading space and ingress/egress, is provided for your consideration (Plan 1).</p> <p>The applicant will also follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the EPD and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will implement good practices under ProPECC PN 1/23 for sewage treatment at the Site.</p>
<p>4. Comments of District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) (Contact Person: Mr. LEE Kwok Hing; Tel.: 2451 3249)</p>		
(a)	<p><u>Unauthorised structures within the Site not covered by the planning application</u></p> <p>There are unauthorized structures including car porch, office and staff room within the Site which are not covered by the subject planning application. The lot owner(s) should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	<p>Please note that the concerned structures erected on the Site have been demolished. A photographic record showing the existing condition of the Site is provided for your consideration (Annex I).</p> <p>The applicant will submit Short Term Wavier application (STW) to rectify the applied use after planning approval has been obtained from the Board. No structure is proposed for domestic use.</p>
(b)	The lot owner(s)/applicant shall either (i) remove the unauthorised structures not covered by the subject planning application immediately <u>or</u> (ii) include the unauthorised structure(s) in the subject planning application for the further consideration by the relevant departments <u>and</u> , subject to the approval of the Town Planning Board to the planning application	

	<p>which shall have reflected the rectification or amendment as aforesaid required, apply to this office by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future.</p>	
(c)	<p>Unless and until the unauthorised structures are duly rectified by the lot owner(s)/applicant or entirely included in the subject planning application, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.</p>	
(d)	<p>The Site is accessible via Tong Hang Road breaching off from Yan Po Road. This office does not carry out maintenance works for the said roads nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement.</p>	<p>Noted. The applicant will liaise with respective land owner/occupants for the right-of-way issue after planning approval has been obtained from the Board.</p>
<p>5. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Rica LAW; Tel.: 2399 2428)</p>		
(a)	<p>Since a portion of Tong Hang Road outside the proposed site is not a public road managed by this Office, comments from relevant authorities should be sought.</p>	<p>Noted. The applicant will seek comments from relevant authorities after planning approval has been granted from the Board.</p>
(b)	<p>Sufficient vehicle manoeuvring space should reserve in the open area of the proposed site. The applicant should ensure</p>	<p>Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local</p>

	<p>that no queuing and / or waiting of motor vehicles from the site onto Tong Hang Road would occur and no motor vehicles shall be permitted to reserve into and out of the site onto Tong Hang Road.</p>	<p>access (Plan 2).</p>
(c)	<p>It is noted that the existing site and the area near the proposed run in/out have parking spaces. But the nil visitor parking space will be provided inside the subject site. Although the subject site is near to Yan Po Road which is well served by public transport services, there may be visitors accessing the proposed site by private cars. The applicant should demonstrate how the parking demand arising by visitors would be addressed and how the impact of removing the existing parking spaces could be mitigated.</p>	<p>As the Site is easily accessible by public transport services, staff and visitors are required to access the Site by using public transport and then walk to the Site. The nearest bus stops are located approximately 90m east of the Site with frequent bus services (Annex II).</p> <p>For visitor who visit the Site by private cars, private fee-paying vehicle parks are provided in the vicinity of the Site to accommodate parking demand (Annex III).</p>
(d)	<p>As there is no footpath on the west side Tong Hang Road, the applicant should demonstrate how visitors could safely access to the subject site.</p>	<p>Staff will be deployed by the applicant to direct vehicle entering/exiting the Site. ‘Stop and give away’ and ‘Beware of pedestrians’ signs would also be erected to ensure pedestrian safety to/from the Site.</p>

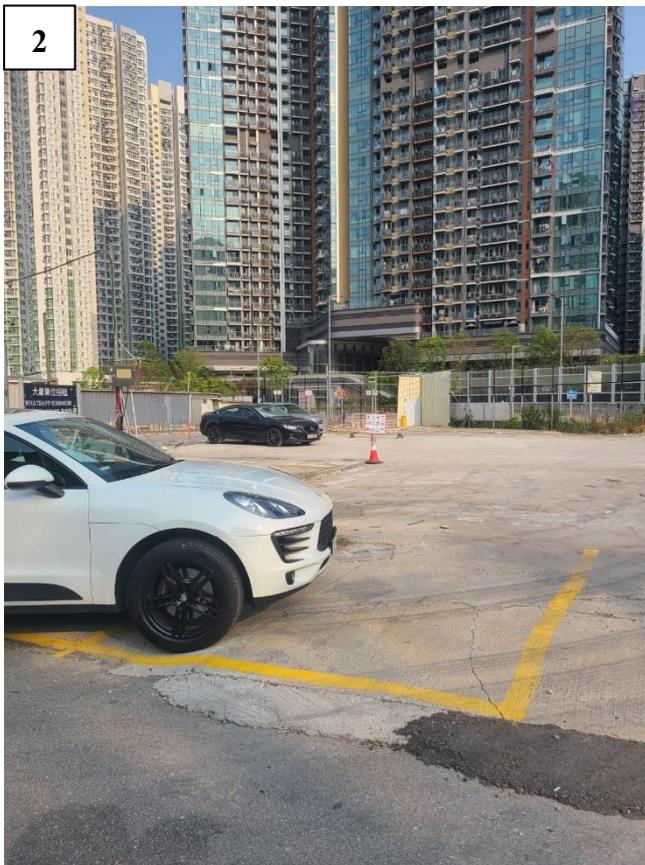
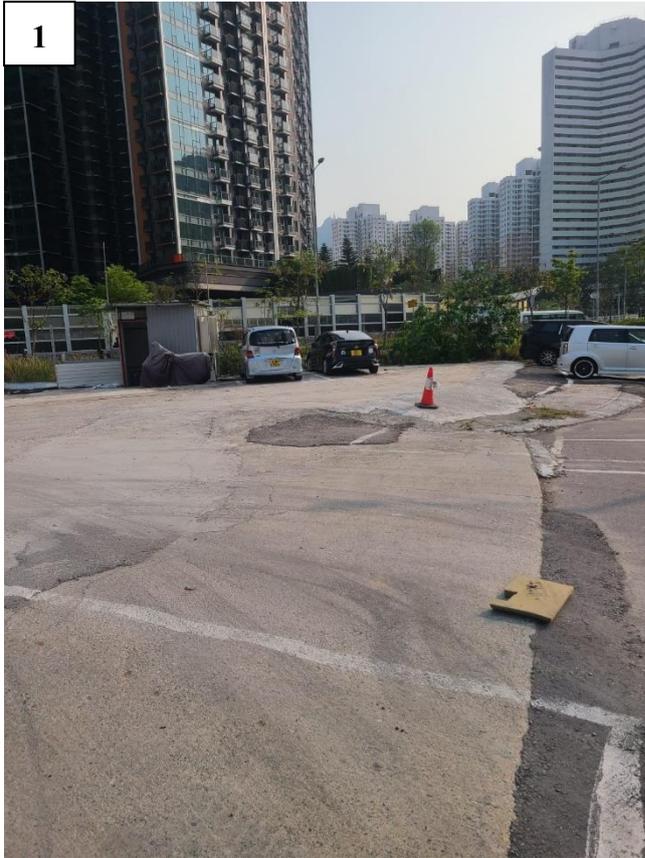
Photographic Record

**Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 6 Years in "Village Type Development" Zone
Lot 820 RP in D.D. 132, Tuen Mun, New Territories**

(Application No. A/TM/590)

- (i) The concerned structures erected on the application site (the Site) have been demolished. A photograph record showing the existing condition of the Site is provided, details are as follows:







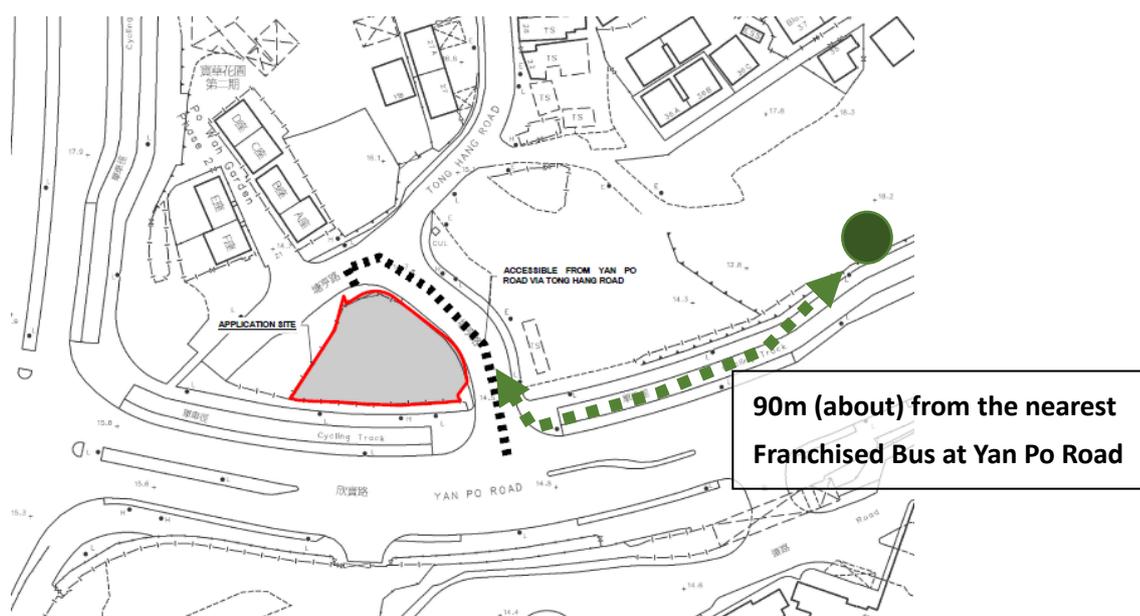
Public Transport Services

**Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone
Lot 820 RP in D.D. 132, Tuen Mun, New Territories**

(Application No. A/TM/590)

- (i) Majority of staff and visitor are required to commute to the Site by taking public transport to Yan Po Road then walk to the Site, details of public transport services are as follows:

Route No.	Termination Points	
Franchised Bus		
50	Tuen Mun (Ching Tin and Wo Tin)	Tsim Sha Tsui (Kowloon Station)
50M	Tuen Mun Station	Wo Tin Station
55	Tuen Mun (Ching Tin and Wo Tin)	Kwun Tong Ferry Pier
56	Tuen Mun (Ching Tin and Wo Tin)	Sheung Shui (Tin Ping Estate)
56A	Tuen Mun (Ching Tin and Wo Tin)	Queen’s Hill Fanling
67A	Tuen Mun (Po Tin Estate)	Kwai Fong (Kwai Tsui Estate)
950	Tuen Mun (Ching Tin Estate)	Exhibition Centre Station
955	Tuen Mun (Ching Tin Estate)	Mun Sang College Hong Kong Island
A34	Hung Shui Kiu (Hung Yuen Road)	Airport (Ground Transportation Center)
N50	Tuen Mun (Ching Tin Estate)	Tsim Sha Tsui (Kowloon Station)
NA33	Tuen Mun (Fu Tai)	Cathay Pacific City

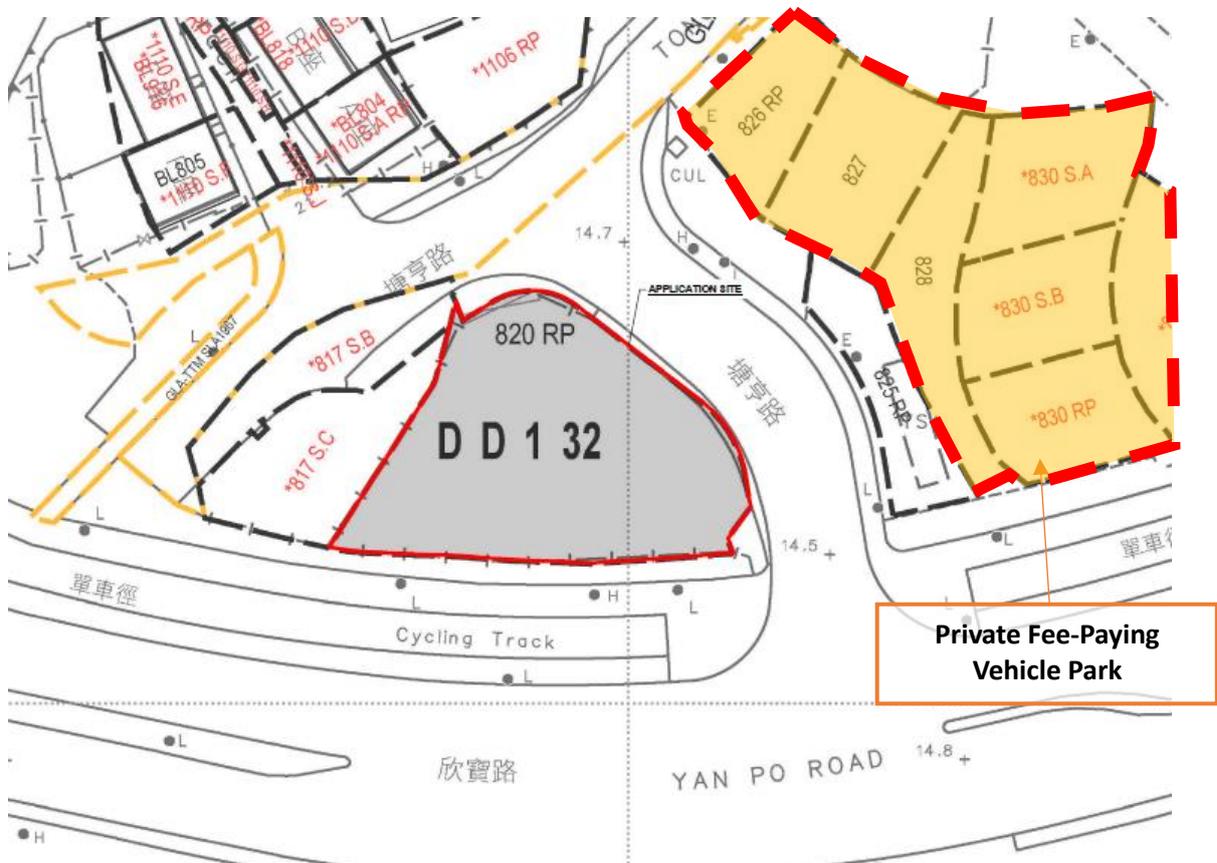


Nearby Private Fee-Paying Vehicle Park

Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone
Lot 820 RP in D.D. 132, Tuen Mun, New Territories

(Application No. A/TM/590)

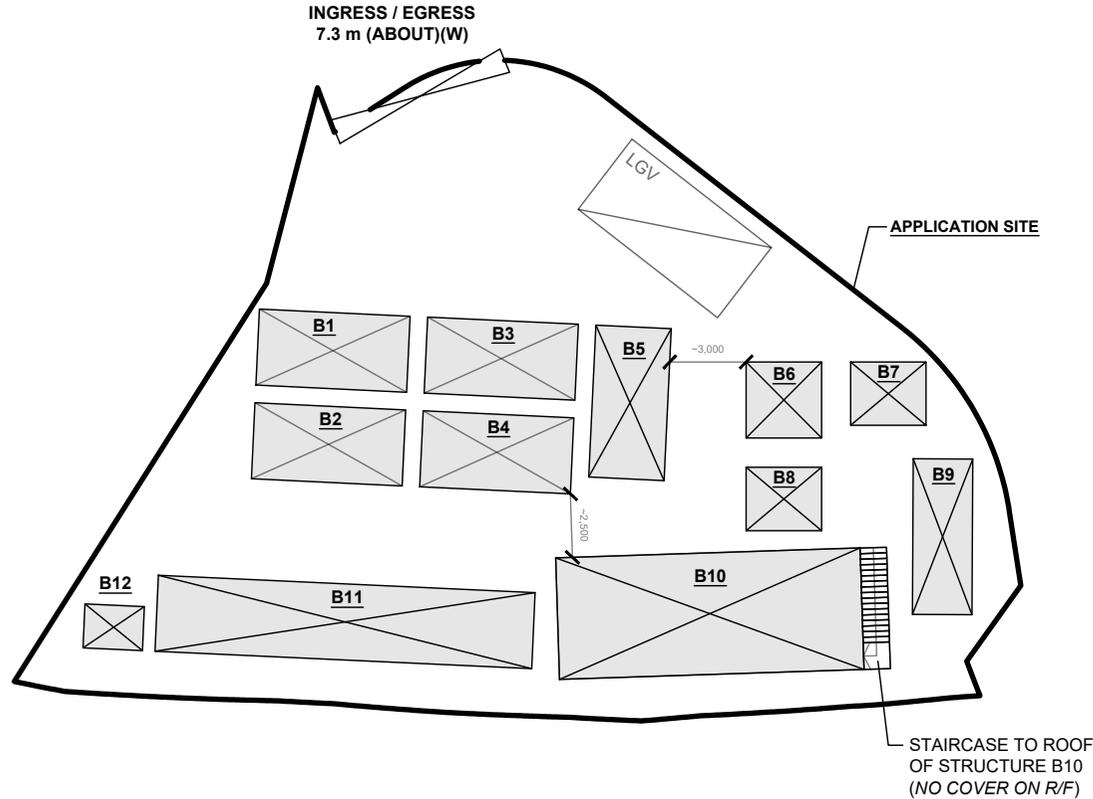
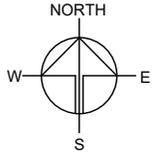
- (i) Private fee-paying vehicle parks are provided in the vicinity of the Site to meet the parking need in case visitors commute to the Site by vehicle, details are as follows:



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 691 m ²	(ABOUT)
COVERED AREA	: 241 m ²	(ABOUT)
UNCOVERED AREA	: 450 m ²	(ABOUT)
PLOT RATIO	: 0.35	(ABOUT)
SITE COVERAGE	: 35 %	(ABOUT)
NO. OF STRUCTURE	: 12	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 241 m ²	(ABOUT)
TOTAL GFA	: 241 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 TO B5	SHOP AND SERVICES (FAST FOOD BOOTH)	18 m ² (ABOUT) EACH	18 m ² (ABOUT) EACH	3 m (ABOUT)(1-STOREY)
B6	SHOP AND SERVICES (FAST FOOD BOOTH)	9 m ² (ABOUT)	9m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	WASHROOM	7.5 m ² (ABOUT)	7.5 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B8	WASHROOM	7.5 m ² (ABOUT)	7.5 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B9	STORAGE OF GOODS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B10	EATING PLACE (RESTAURANT)	63 m ² (ABOUT)	63 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B11	SHOP AND SERVICES (FAST FOOD BOOTH)	45 m ² (ABOUT)	45 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B12	METER ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		241 m² (ABOUT)	241 m² (ABOUT)	



LOADING / UNLOADING PROVISIONS

NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 820 RP IN D.D. 132, TUEN MUN, NEW TERRITORIES

SCALE

1 : 300 @ A4

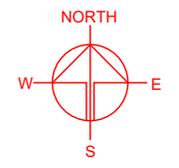
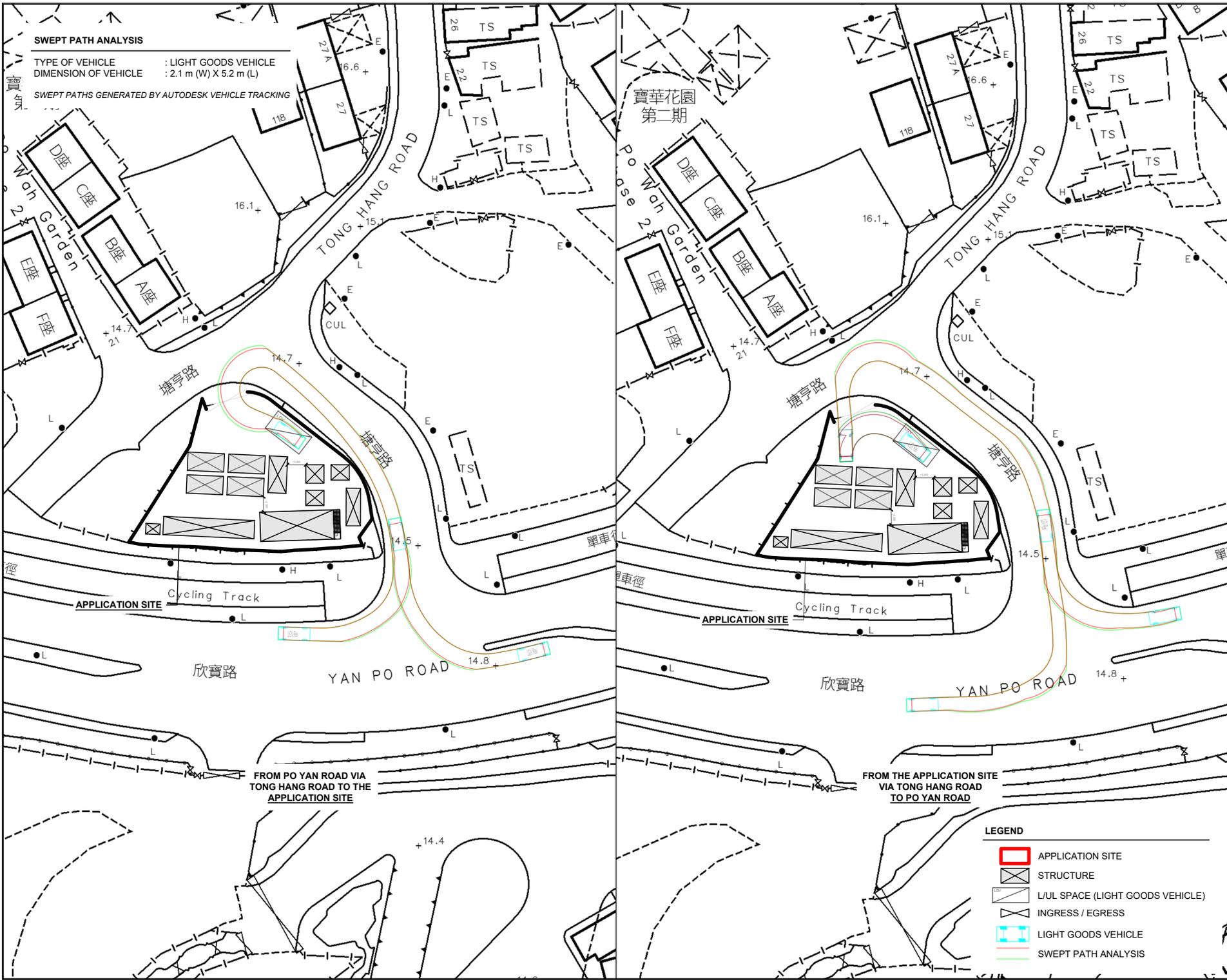
DRAWN BY	DATE
MN	15.1.2024

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 1	001



SWEPT 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

PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

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

SITE LOCATION
 LOT 820 RP IN D.D. 132, TUEN MUN, NEW TERRITORIES

SCALE 1 : 800 @ A4	
DRAWN BY MN	DATE 15.1.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 2	VER. 001

- LEGEND**
- APPLICATION SITE
 - STRUCTURE
 - L/UL SPACE (LIGHT GOODS VEHICLE)
 - INGRESS / EGRESS
 - LIGHT GOODS VEHICLE
 - SWEEP PATH ANALYSIS

FROM PO YAN ROAD VIA TONG HANG ROAD TO THE APPLICATION SITE

FROM THE APPLICATION SITE VIA TONG HANG ROAD TO PO YAN ROAD



顧問有限公司
盈卓物業

Our Ref.: DD132 Lot 820 RP
Your Ref.: TPB/A/TM/590

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

By Email

2 July 2024

Dear Sir,

2nd Further Information

**Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone
Lot 820 RP in D.D. 132, Tuen Mun, New Territories**

(S.16 Planning Application No. A/TM/590)

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. Christian CHIM at (852) 2339 0884 / [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

[REDACTED]

[REDACTED]

Responses-to-Comments

**Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone
Lot 820 RP in D.D. 132, Tuen Mun, New Territories**

(Application No. A/TM/590)

(i) The operation hours are revised to 12:00 pm to 11:00 pm daily, including public holidays. The layout of the proposed development is revised to meet the operational need (**Plan 1**).

(ii) A RtoC Table:

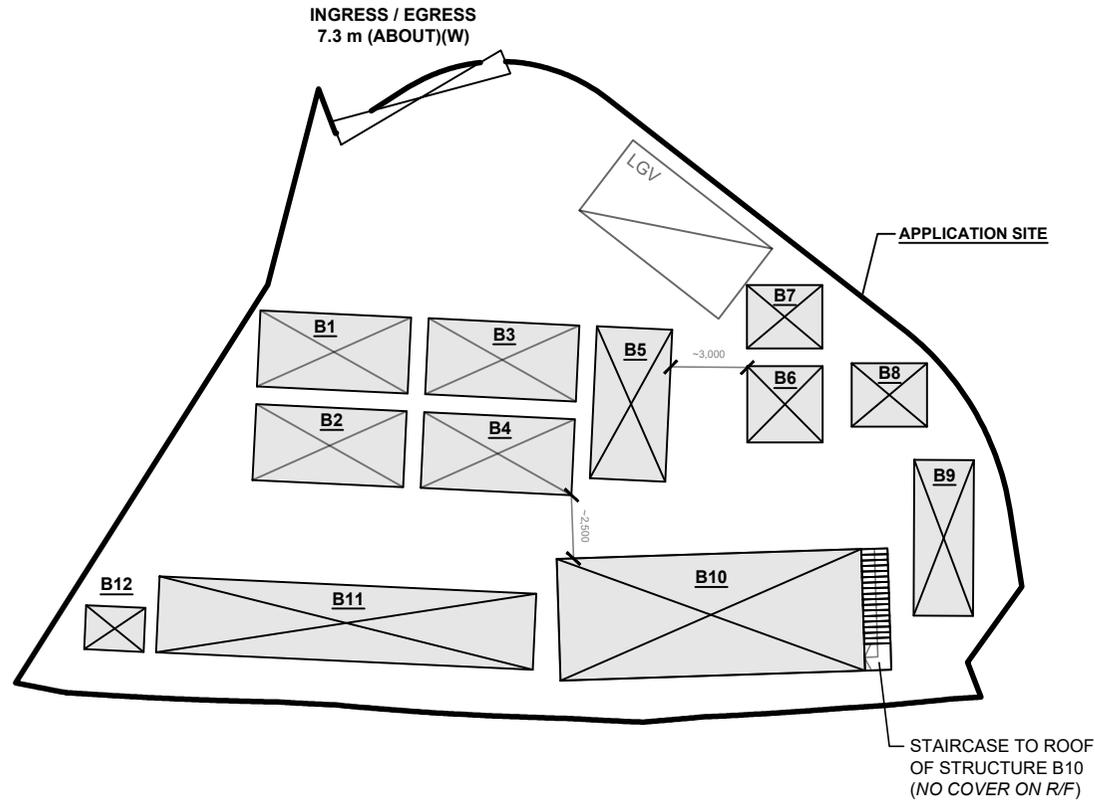
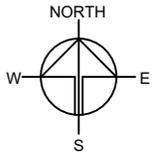
Departmental Comments		Applicant’s Responses
1. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. San CHAN; Tel.: 2399 2426)		
(a)	Further to R-t-C item (c), please clarify whether the mentioned private car parks in vicinity to the Site have provided adequate parking spaces for visitors, as these private car parks may not offer hourly parking.	Noted. A revised plan showing the nearby private fee-paying car parks is provided (Annex I). The nearest private fee-paying vehicle park is approximately 150m from the application site (the Site). As the Site is easily accessible by public transport services and private fee-paying vehicle parks, it is considered sufficient to accommodate the parking demand for the proposed development.
(b)	Further to R-t-C item (d), Tong Hang Road has public footpath only on the opposite side of the Site, and there is no pedestrian crossing across Tong Hang Road outside the ingress/egress of the Site, which would attract visitors walking on the carriageway near the Site boundary. As the road section is curved and sightline is restricted, safety hazards to pedestrians from/onto the Site are not fully eliminated by simply use of the proposed warning sign.	“Please Do Not Cross Here” traffic signs are proposed to be erected at Tong Hang Road outside the ingress/egress of the Site, to warn the pedestrians not to jaywalk.
(c)	Based on the enclosed photos, the Site is currently serving as a temporary parking lot. If the Site is converted into temporary shop and services and eating place, please clarify how the local parking demand can	As private fee-paying vehicle parks are provided in the vicinity of the Site to accommodate parking demand, illegal parking is therefore not anticipated (Annex I).

	be addressed so as not to generate illegal parking in vicinity to Tong Hang Road.	
2. Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) (Contact Person: Mr. LEE Kwok Hing; Tel.: 2451 3249)		
(a)	<p>After the site inspection on 23.4.2023, it revealed that the unauthorised structures including car porch, office and staff room identified during site inspection in February 2024 were removed. However, there was a meter room on the Lot covered by the planning application <u>remained intact</u>. The built-over area of the meter room proposed by the applicant as marked structure B12 on the Layout Plan (Plan 4 Rev.001) attached to the Supplementary Statement (i.e. 4m²) is slightly smaller than on-site measurement (about 5.2m²) conducted by LandsD. Please clarify the discrepancy of the build-over area of the meter room.</p>	<p>Please note that the concerned structure (i.e. Structure B12) has been demolished. A photographic record showing the existing condition of the Site is provided for your consideration (Annex II).</p> <p>The applicant will submit Short Term Wavier application (STW) to rectify the applied use after planning approval has been obtained from the Board. No structure is proposed for domestic use.</p>
3. Comments of the Director of Environmental Protection (DEP) (Contact Person: Ms. Flora NG; Tel.: 2835 2319)		
(a)	<p>As the nearest sensitive receivers are located only about 20 m from the subject site, the applicant is required to submit the detailed management proposal and control measures from noise (from visitors, generators, etc.), wastewater (from fast food booth, restaurant, etc.), sewage (from washroom) and lighting (from fast food booth, restaurant, open area, etc.) perspectives for EPD's review. The applicant is also required to justify their works / activities in detail between 2300 and 0200 so as to not causing any environmental nuisances and submit the Sewerage Impact Assessment (including treatment method) for EPD's approval.</p>	<p>The operation hours of the proposed development are revised to 12:00 pm to 11:00 pm daily, including public holiday. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period.</p> <p>A Sewerage Impact Assessment is provided by the applicant to mitigate the potential environmental nuisance generated by the proposed development (Annex III).</p>

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 691 m ²	(ABOUT)
COVERED AREA	: 241 m ²	(ABOUT)
UNCOVERED AREA	: 450 m ²	(ABOUT)
PLOT RATIO	: 0.35	(ABOUT)
SITE COVERAGE	: 35 %	(ABOUT)
NO. OF STRUCTURE	: 12	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 241 m ²	(ABOUT)
TOTAL GFA	: 241 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 TO B5	SHOP AND SERVICES (FAST FOOD BOOTH)	18 m ² (ABOUT) EACH	18 m ² (ABOUT) EACH	3 m (ABOUT)(1-STOREY)
B6	SHOP AND SERVICES (FAST FOOD BOOTH)	9 m ² (ABOUT)	9m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	SHOP AND SERVICES (FAST FOOD BOOTH)	7.5 m ² (ABOUT)	7.5 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
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B10	EATING PLACE (RESTAURANT)	63 m ² (ABOUT)	63 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
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TOTAL		241 m² (ABOUT)	241 m² (ABOUT)	



LOADING / UNLOADING PROVISIONS

NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 820 RP IN D.D. 132, TUEN MUN, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	15.1.2024

REVISED BY	DATE
LT	14.6.2024

APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

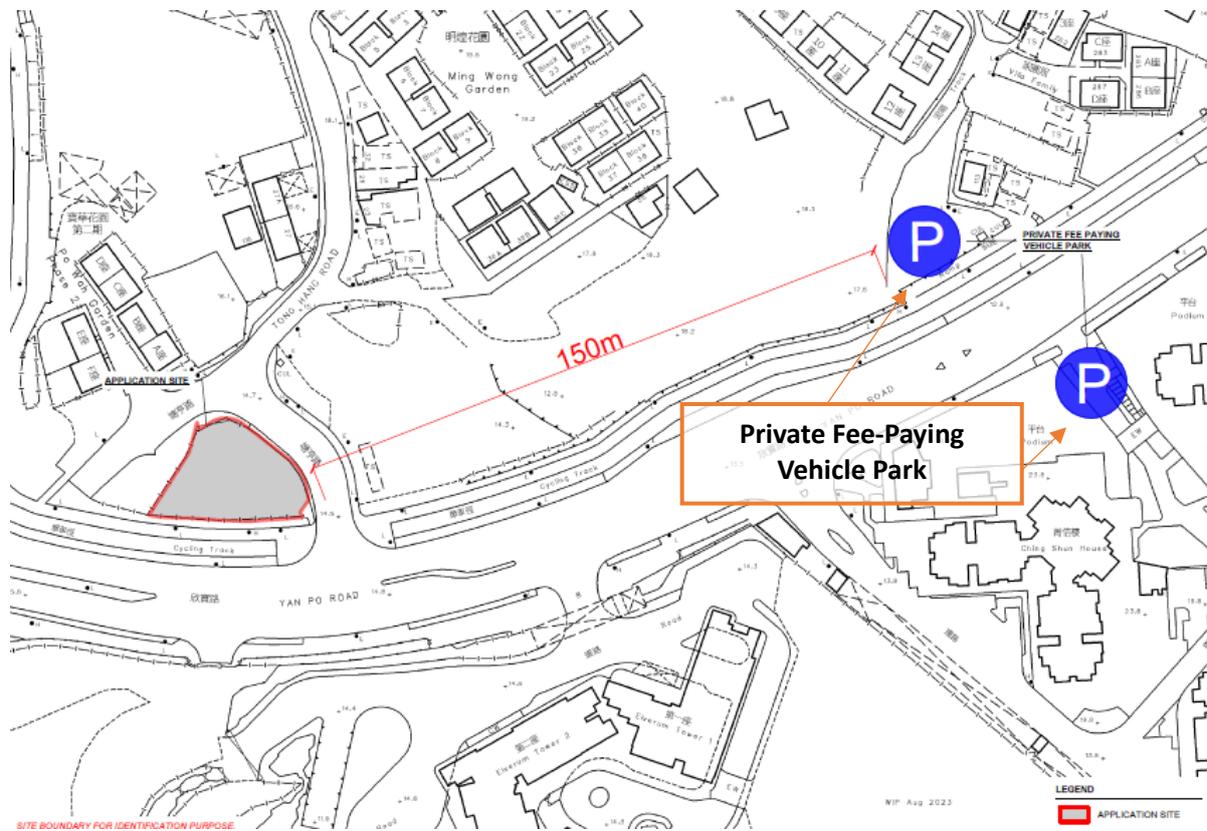
DWG NO.	VER.
PLAN 1	001

Annex I - Nearby Private Fee-Paying Vehicle Park

Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone
Lot 820 RP in D.D. 132, Tuen Mun, New Territories

(Application No. A/TM/590)

- (i) Private fee-paying vehicle parks are provided in the vicinity of the Site to meet the parking need in case visitors commute to the Site by vehicle, details are as follows:



Annex II - Photographic Record

Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone
Lot 820 RP in D.D. 132, Tuen Mun, New Territories

(Application No. A/TM/590)

- (i) The concerned structure (i.e. B12) erected on the application site (the Site) has been demolished. A photograph record showing the existing condition of the Site is provided, details are as follows:





Prepared for

Edge Industrial Limited

Prepared by

Ramboll Hong Kong Limited

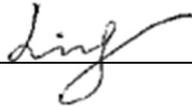
**PROPOSED TEMPORARY SHOP AND SERVICES AND EATING
PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 6
YEARS'**

SEWERAGE IMPACT ASSESSMENT

Date **June 2024**

Prepared by **Tony Ling**
Environmental Consultant

Signed



Approved by **Tony Cheng**
Senior Manager

Signed



Project Reference **RRGMTSSSI00**

Document No. **R9484_v1.0**

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Figure 2	Existing Sewerage System in the Vicinity of the Application Site
Figure 3	Existing Sewerage System and Catchment Areas in the Vicinity of the Application Site

APPENDIX

Appendix 1	Detailed Sewerage Impact Assessment Calculations
Appendix 2	Schematic Layout Plans

1. INTRODUCTION

1.1 Background and Objectives

- 1.1.1 The applicant seeks permission from the Town Planning Board (the Board) to use Lot 820 RP in D.D. 132, Tuen Mun, New Territories (the Site) for Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 6 Years.
- 1.1.2 To actively echo with the “Night Vibes Hong Kong” campaign, the applicant would like to operate a new shop and services (fast food booth) and eating place (restaurant) at the Site to provide a nighttime dining venue to serve nearby villages and workers. As the Site is located in an area dominated by various villages and residential development, the applied use is intended to alleviate the pressing demand for shop and services and eating place.
- 1.1.3 The Site falls within an area zoned as “Village Type Development” (“V”) on the Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/38. According to the Notes of the OZP, standalone ‘shop and services’ and ‘eating place’ are column 2 uses within the “V” zone, which requires permission from the Board. For temporary uses of any land or building expected to be over 5 years, the use must conform to the zoned use or these Notes. As such, the ‘temporary shop and services and eating place with ancillary facilities’ for a period of 6 years requires planning permission from the Board.
- 1.1.4 Ramboll Hong Kong Limited is commissioned by Edge Industrial Limited to conduct the Sewerage Impact Assessment based on the Proposed Development scheme.

1.2 Application Site and its Environs

- 1.2.1 The Application Site occupies an area of 691m² and surrounded by various villages and residential development. It is bounded by Tong Hang Road to its North and East, Yan Po Road to its South and Hing Kwai Street to its West. **Figure 1** shows the location of the Application Site and its environs.

1.3 Proposed Development

- 1.3.1 Under the proposed scheme, 12 single-storey structures are proposed at the Application Site for shop and services (fast food booth), eating place (restaurant), storage of goods, meter room and washrooms. According to the latest design information, the total area for fast food booth and restaurant (Structure B1-B8, B10 & B11) is approximately 222m². Location of Building Structures is shown in **Figure 1**.

2. SEWERAGE IMPACT ASSESSMENT

2.1 Scope of Work

2.1.1 The aim of the study is to assess the potential sewerage impact of the Proposed Development, i.e. whether the capacity of the existing public sewerage network at the Application Site is sufficient to cope with the sewage from the Proposed Development. Drainage Record Plans from the Drainage Services Department (DSD) were obtained to facilitate the sewerage impact assessment.

2.2 Assessment Criteria and Methodology

2.2.1 Environmental Protection Department's (EPD's) Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, Version 1.0 (GESF) is referred to estimate the quantity of the sewage generated from the proposed development and the existing development. Sewage flow parameters and global peaking factors in this document are adopted.

2.2.2 The Commercial and Industrial Floor Space Utilization Survey (CIFSUS) conducted by the Planning Department is used to determine the worker density for various economic activities and planned usage type.

2.2.3 According to the GESF, the overall unit flow is composed of flows due to employees and the associated activities. The following unit flow factors have been adopted in the SIA calculation in accordance with Tables T-1 and T-2 of the GESF:

- Residents: 0.19 m³/day (Domestic – Public Rental)
- Residents: 0.27 m³/day (Domestic – Private Housing R2)
- Restaurants: 1.58 m³/day (Commercial Employee and J10 – Restaurants & Hotels)
- Storage: 0.18 m³/day (Commercial Employee and J3 – Transport, Storage & Communication)

2.2.4 According to the Table 8 of CIFSUS, the worker density for Restaurants is 5.1 workers per 100m² GFA, which are then converted to 19.6m² area of land use per employee.

2.2.5 According to the Table 8 of CIFSUS, the worker density for Storage is 0.4 workers per 100m² GFA, which are then converted to 250m² area of land use per employee.

2.2.6 According to the Table T-4 of GESF, catchment inflow factor of 1.1 for Tuen Mun is applied in the assessment.

2.3 Assessment

2.3.1 An average household size of 2.5 is adopted according to 2021 Population Census - Household Characteristics of Population in Tertiary Planning Unit 423 and 428.

2.3.2 Detailed calculation of peak sewage flow from the Proposed Development is shown in **Appendix A - Table 1** and **Table 3** below.

Table 1 Peak Sewage Flow Calculation

Sewage Generation			
Proposed Development			
1. Fast Food Booth & Restaurant			
1a. Total Area	=	222	m ²
1b. Assumed floor area per employee	=	19.6	m ² per employee -- (refer to Table 8 of CIFSUS - Restaurants)
1c. Assumed number of employees	=	11	employees
1d. Design flow	=	1.58	m ³ /employee/day – (refer to Table T-2 of GESF – J10)
1e. Sewage generation rate	=	17.90	m³/day
2. Storage			
2a. Total Area	=	15	m ²
2b. Assumed floor area per employee	=	250	m ² per employee – (refer to Table 8 of CIFSUS - Storage)
2c. Assumed number of employees	=	0.1	employees
2d. Design flow	=	0.18	m ³ /employee/day – (refer to Table T-2 of GESF – J3)
2e. Sewage generation rate	=	0.01	m³/day
Peak Sewage Flow			
Total Sewage Flow from Proposed Development			
Total Sewage Flow Rate	=	17.91	m ³ /day
Catchment Inflow Factor	=	1.1	(refer to Table T-4 of GESF – Tuen Mun)
Sewerage Flow Rate with Catchment Inflow Factor	=	19.7	m ³ /day
Contributing Population	=	73	people
Peaking Factor	=	8	(refer to Table T-5 of GESF – For sewers, <1,000) (including stormwater allowance)
Peak Flow	=	1.8	litre/sec

2.3.3 The sewage generated from Proposed Development will be discharged to a proposed terminal manhole (S0) and conveyed to the existing public sewerage manhole FMH1067359 (S3) via two new manholes (S1 & S2 with Ø225mm sewer pipe) located at the west of the Site. The existing sewers in the vicinity of the Application Site and Catchments are shown in **Figure 3**.

2.3.4 The calculation of the sewage generation rate of the nearby catchments is shown in **Appendix A - Table 1**. Detailed calculation of the hydraulic capacity of the existing sewers near the Application Site is shown in **Appendix A - Table 2**.

2.4 Discussion

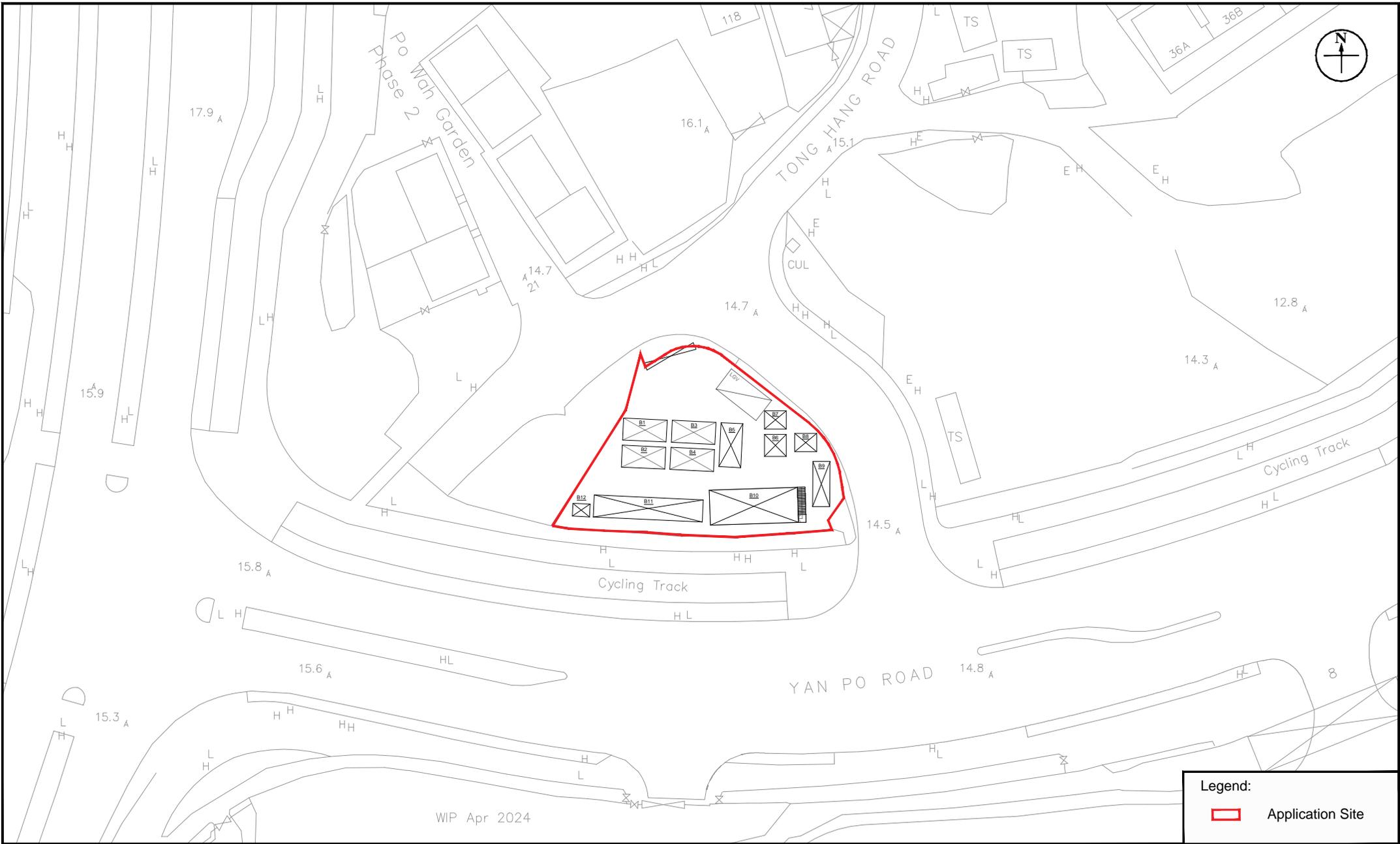
2.4.1 The potential sewerage impact of the Proposed Development has been quantitatively addressed. Based on the calculation of sewage generation, it is estimated that the total sewage flow from the Proposed Development would be 17.91m³/day. With catchment inflow factor and peaking factor considered, the peak sewage flow from the Proposed Development would be 1.8 litre/sec.

2.4.2 As shown in **Appendix A – Table 3**, the existing sewerage system will have adequate capacity to cater for the proposed development and the nearby catchments, and the maximum contribution is 91.8%, which occurs in Segment S5-S6.

3. OVERALL CONCLUSION

- 3.1.1 12 single-storey structures are proposed at the Application Site for shop and services (fast food booth), eating place (restaurant), storage of goods, meter room and washrooms. The potential sewerage impact has been quantitatively addressed.
- 3.1.2 Based on the results from sewerage impact assessment, it is found that the capacity of the existing sewerage system serving the area would be sufficient to cater for the sewage generation from the proposed redevelopment and concerned catchment areas. Upgrading works of the existing sewers will therefore not be required.

Figures



Legend:

Application Site

<p>Figure: 1</p> <p>Title: Location of Application Site</p> <p>Project: Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 6 Years</p>	
	<p>Drawn by: TL</p> <p>Checked by: TC</p>
	<p>Rev.: 1.0</p> <p>Date: Jun 2024</p>

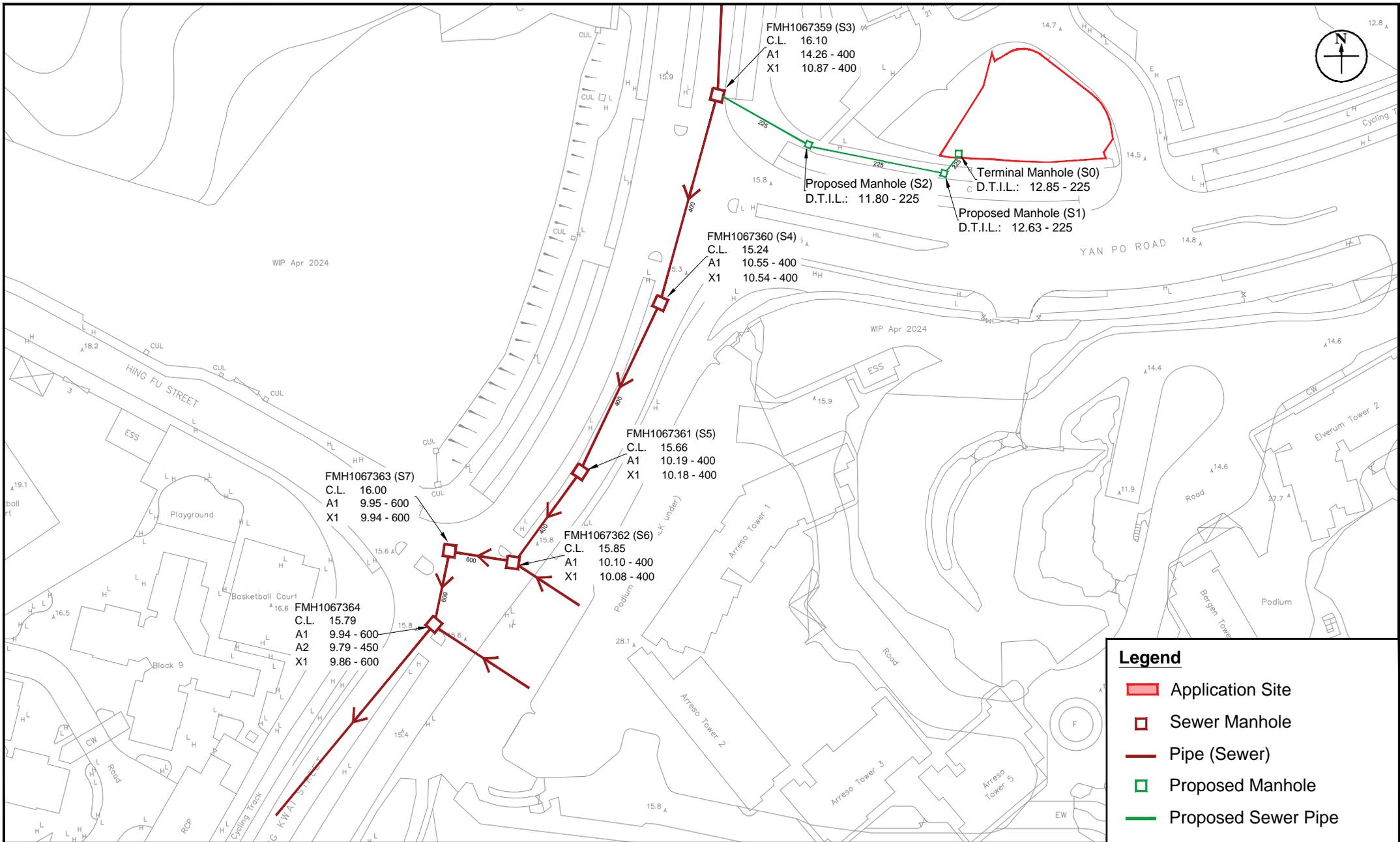


Figure: 2

Title: Existing Sewerage System in the Vicinity of the Application Site

Project: Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 6 Years

RAMBOLL

Drawn by: TL
Checked by: TC
Rev.: 1.0
Date: Jun 2024

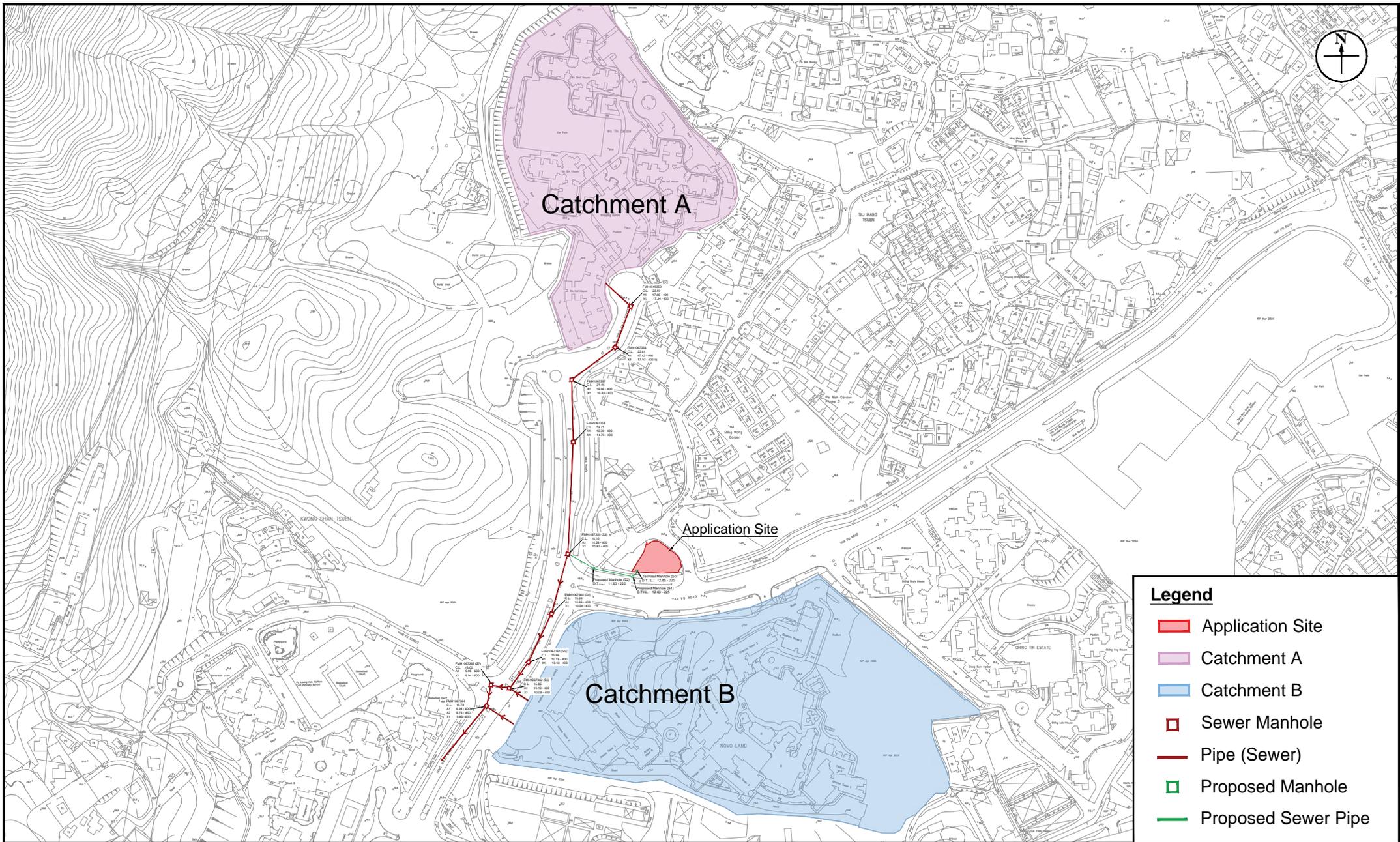


Figure: 3

Title: Existing Sewerage System and Catchment Areas in the Vicinity of the Application Site

Project: Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 6 Years



Drawn by: TL

Checked by: TC

Rev.: 1.0

Date: Jun 2024

Appendix 1 Detailed Sewerage Impact Assessment Calculations

Table 1a Calculation for Sewage Generation Rate of the Existing Surrounding Building (Catchment A)

Catchment A

1. Wo Tin Estate

1a. Total number of units	=	4200 units
1b. Total number of residents	=	10500 people -- (avg household size of 2.5 from 2021 Population Census - Tertiary Planning Unit 423 and 428)
1c. Design flow	=	190 litre/person/day -- (Public Rental in Table T-1 of GESF)
1d. Sewage Generation rate	=	1995.0 m ³ /day

Total Flow at S3 Manhole (FMH1067359) from Catchment A

Flow Rate	=	1995.0 m ³ /day
Flow Rate with Catchment Inflow Factor	=	2194.5 m ³ /day (refer to Table T-4 of GESF - Tuen Mun)
Contributing Population	=	8128 people
Peaking factor	=	5 Refer to Table T-5 of GESF for population 5,000 - 10,000 incl. stormwater allowance
Peak Flow	=	<u>127.0</u> litre/sec

Remarks

1. Number of flat units of Wo Tin Estate is referenced from Website of Housing Society.

[<https://www.housingauthority.gov.hk/tc/global-elements/estate-locator/detail.html?propId=1&id=1667440039862&dist=4>]

Table 1b Calculation for Sewage Generation Rate of the Proposed Development

Proposed Development

1. Fast Food Booth & Restaurant

1a. Total Area	=	222 m ²
1b. Assumed floor area per employee	=	19.6 m ² per employee -- (refer to Table 8 of CIFSUS - Restaurants)
1c. Assumed number of employees	=	11 employees
1d. Design flow for commercial activities	=	1580 litre/employee/day -- (refer to Table T-2 of GESF - J10)
1e. Sewage Generation rate	=	17.90 m ³ /day

2. Storage

2a. Total Area	=	15 m ²
2b. Assumed floor area per employee	=	250.0 m ² per employee -- (refer to Table 8 of CIFSUS - Storage)
2c. Assumed number of employees	=	0.1 employees
2d. Design flow for commercial activities	=	180 litre/employee/day -- (refer to Table T-2 of GESF - J3)
2e. Sewage Generation rate	=	0.01 m ³ /day

Total Flow at S0 Terminal Manhole from Proposed Development

Flow Rate	=	17.91 m ³ /day
Flow Rate with Catchment Inflow Factor	=	19.7 m ³ /day (refer to Table T-4 of GESF - Tuen Mun)
Contributing Population	=	73 people
Peaking factor	=	8 Refer to Table T-5 of GESF for population <1,000 incl. stormwater allowance
Peak Flow	=	<u><u>1.8</u></u> litre/sec

Total Flow at S3 Manhole (FMH1067359) - Proposed Development and Catchment A

Flow Rate	=	2012.9 m ³ /day
Flow Rate with Catchment Inflow Factor	=	2214.2 m ³ /day (refer to Table T-4 of GESF - Tuen Mun)
Contributing Population	=	8201 people
Peaking factor	=	5 Refer to Table T-5 of GESF for population 5,000-10,000 incl. stormwater allowance
Peak Flow	=	<u><u>128.1</u></u> litre/sec

Table 1c Calculation for Sewage Generation Rate of the Existing Surrounding Building (Catchment B)

Catchment B

1. Novo Land

1a. Total number of units	=	4051 units
1b. Total number of residents	=	10128 people -- (avg household size of 2.5 from 2021 Population Census - Tertiary Planning Unit 423 and 428)
1c. Design flow	=	270 litre/person/day -- (Private R2 in Table T-1 of GESF)
1d. Sewage Generation rate	=	2734.4 m³/day

2. Clubhouse

2a. Assumed Area	=	5241.0 m ²
2b. Assumed floor area per employee	=	30.3 m ² per worker -- (refer to Table 8 of CIFSUS - Community, Social & Personal Services)
2c. Total number of employees	=	173 employees
2d. Design flow for commercial activities	=	280.0 litre/employee/day -- (refer to Table T-2 of GESF - J11)
2e. Sewage Generation rate	=	48.4 m³/day

3. Swimming Pool

3a. Assumed Area of Swimming Pool	=	800 m ²
3b. Average Depth of Water	=	1.25 m (ordinary assumption)
3c. Volume of Swimming Pool (Ordinary Assumption)	=	1000.0 m ³
3d. Turnover Rate	=	6 hr
3e. Required Surface Loading Rate of Filter	=	167 m ³ /m ² /hr
3f. Filter Areas required	=	1.0 m ²
3g. Adopted Surface Loading Rate of Filter	=	50 m ³ /m ² /hr
3h. Adopted Filter Area	=	3.3 m ²
3i. Backwash Duration	=	7 min/d
3j. Backwash flow rate	=	30 m ³ /m ² /hr
3k. Design flow for Swimming Pool Backwashing	=	11.7 m ³ /day
3l. Design flow for Swimming Pool Backwashing	=	27.78 litre/sec

Total Flow at S6 Manhole (FMH1067362) from Catchment C

Flow Rate	=	1391.4 m ³ /day
Flow Rate with Catchment Inflow Factor	=	1530.6 m ³ /day (refer to Table T-4 of GESF - Tuen Mun)
Contributing Population	=	5669 people
Peaking factor	=	5 Refer to Table T-5 of GESF for population 5,000 - 10,000 incl. stormwater allowance
Peak Flow	=	<u>88.6</u> litre/sec
Peak Flow with Backwash from Swimming Pool	=	<u>102.5</u> litre/sec

Total Flow at S6 Manhole (FMH1067362) , including Proposed Development and Catchment A and Catchment B

Flow Rate	=	3404.3 m ³ /day
Flow Rate with Catchment Inflow Factor	=	3744.8 m ³ /day (refer to Table T-4 of GESF - Tuen Mun)
Contributing Population	=	13870 people
Peaking factor	=	4 Refer to Table T-5 of GESF for population 10,000-50,000 incl. stormwater allowance
Peak Flow	=	<u>173.4</u> litre/sec
Peak Flow with Backwash from Swimming Pool	=	<u>187.3</u> litre/sec

Remarks

- Number of flat units of Novo Land is referenced from Website of Centanet. [<https://hk.centanet.com/estate/NOVO-LAND/3-BGPPWPPRPE>]
- Sewerage generated from Novo Land would be discharged to existing public sewerage network through Pipe (FWD1101654) and Pipe (FWD110653), which connects to Manhole FMH1067362 and Manhole FMH1067364 separately. In view of this, sewerage generated from Novo Land is assumed to be discharged to Manhole FMH1067362 and Manhole FMH1067364 equally.

Table 2 Hydraulic Capacity of Existing Sewers

Segment	Manhole Reference	Manhole Reference	Pipe Dia.	Pipe Length	Invert Level 1	Invert Level 2	g	k _s	s	v	V	Area	Q	Estimated Capacity	Remarks
			mm	m	mPD	mPD	m/s ²	m	m/s	m/s	m ²	m ³ /s	L/s		
S0-S1	S0	S1	225	4.3	12.85	12.63	9.81	0.00060	0.052	0.000001	2.99	0.04	0.12	119	-
S1-S2	S1	S2	225	30.7	12.63	11.80	9.81	0.00060	0.027	0.000001	2.16	0.04	0.09	86	-
S2-S3	S2	FMH1067359	225	21.9	11.80	10.87	9.81	0.00060	0.042	0.000001	2.71	0.04	0.11	108	-
S3-S4	FMH1067359	FMH1067360	400	46.6	10.87	10.55	9.81	0.00060	0.007	0.000001	1.56	0.13	0.20	196	-
S4-S5	FMH1067360	FMH1067361	400	40.1	10.54	10.19	9.81	0.00060	0.009	0.000001	1.76	0.13	0.22	222	-
S5-S6	FMH1067361	FMH1067362	400	22.9	10.18	10.10	9.81	0.00060	0.003	0.000001	1.11	0.13	0.14	140	-
S6-S7	FMH1067362	FMH1067363	400	12.0	10.08	9.95	9.81	0.00060	0.011	0.000001	1.96	0.13	0.25	247	-

- Remarks: (1) g=gravitational acceleration; k_s=equivalent sand roughness; s=gradient; v=kinematic viscosity of water; V=mean velocity
 (2) Table 2a: The value of k_s = 0.6mm is used for the calculation of slimed clayware sewer, poor condition (based on Table 5: Recommended roughness values in Sewerage Manual)
 (3) The value of velocity (V) is referred to the Tables for the hydraulic design of pipes, sewers and channels (8th edition)
 (4) Equation used:

$$V = \sqrt{(8gDs)} \log \left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}} \right)$$

Table 3 Hydraulic Capacity of Existing Sewers for Sewerage generated from the Proposed Development and Surrounding Catchment Areas

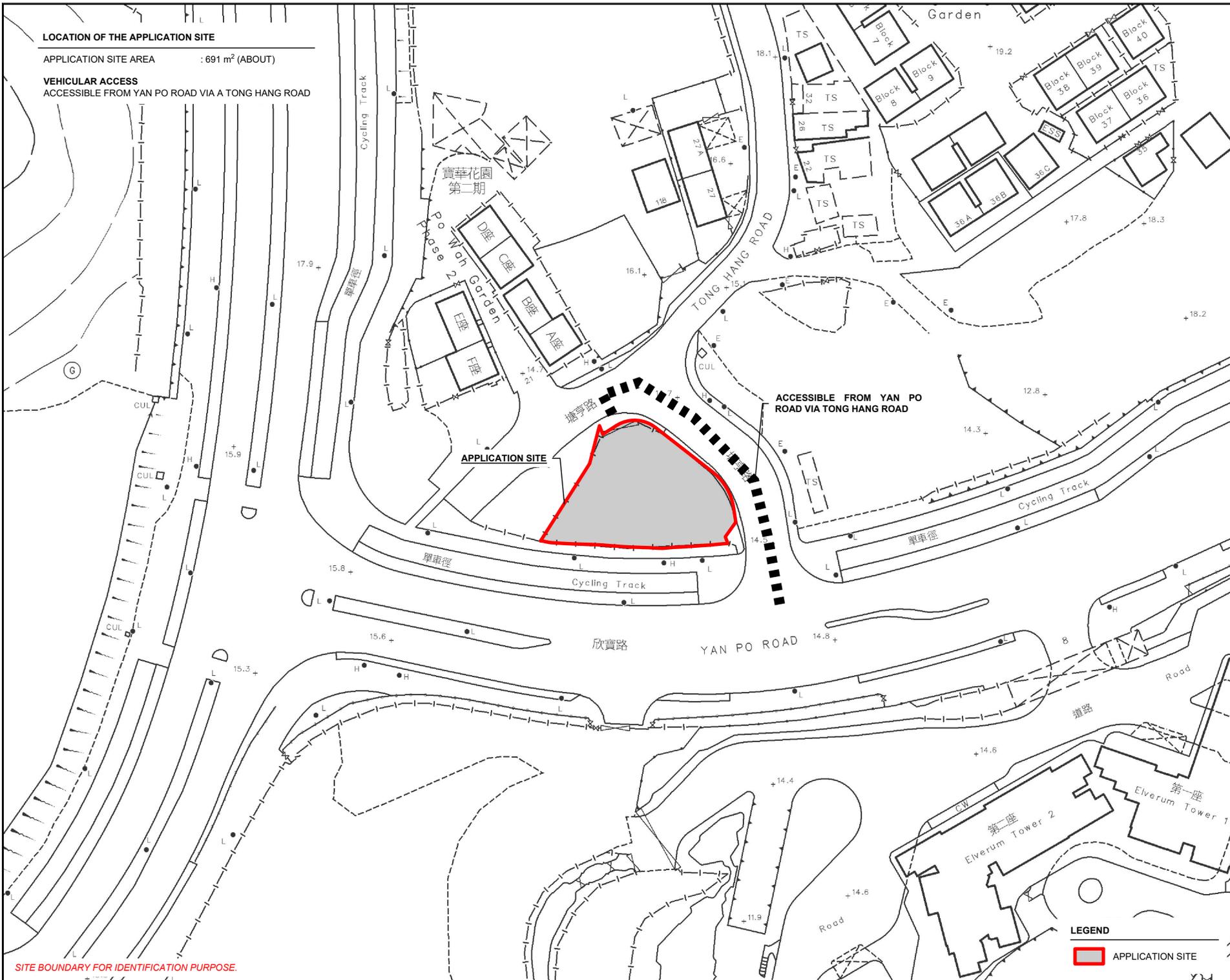
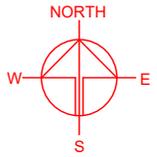
Segment	Pipe Dia. (mm)	Pipe Length (m)	Gradient	Estimated Capacity (L/s)	Estimated Flow including the Proposed Development and surrounding Catchment Areas (L/s)	Contributed by the Proposed Development and the Surrounding Catchment Areas (%)	Status	Remarks
S0-S1	225	4.3	0.051	118	1.8	1.5%	OK	-
S1-S2	225	30.7	0.048	115	1.8	1.6%	OK	-
S2-S3	225	21.9	0.042	108	1.8	1.7%	OK	-
S3-S4	400	46.6	0.007	196	128.1	65.3%	OK	-
S4-S5	400	40.1	0.009	222	128.1	57.8%	OK	-
S5-S6	400	22.9	0.003	140	128.1	91.8%	OK	-
S6-S7	400	12.0	0.011	247	187.3	76.0%	OK	-

Appendix 2 Schematic Layout Plans

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 691 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM YAN PO ROAD VIA A TONG HANG ROAD



APPLICATION SITE

ACCESSIBLE FROM YAN PO ROAD VIA TONG HANG ROAD

LEGEND
 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 820 RP IN D.D. 132, TUEN MUN, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG. NO.

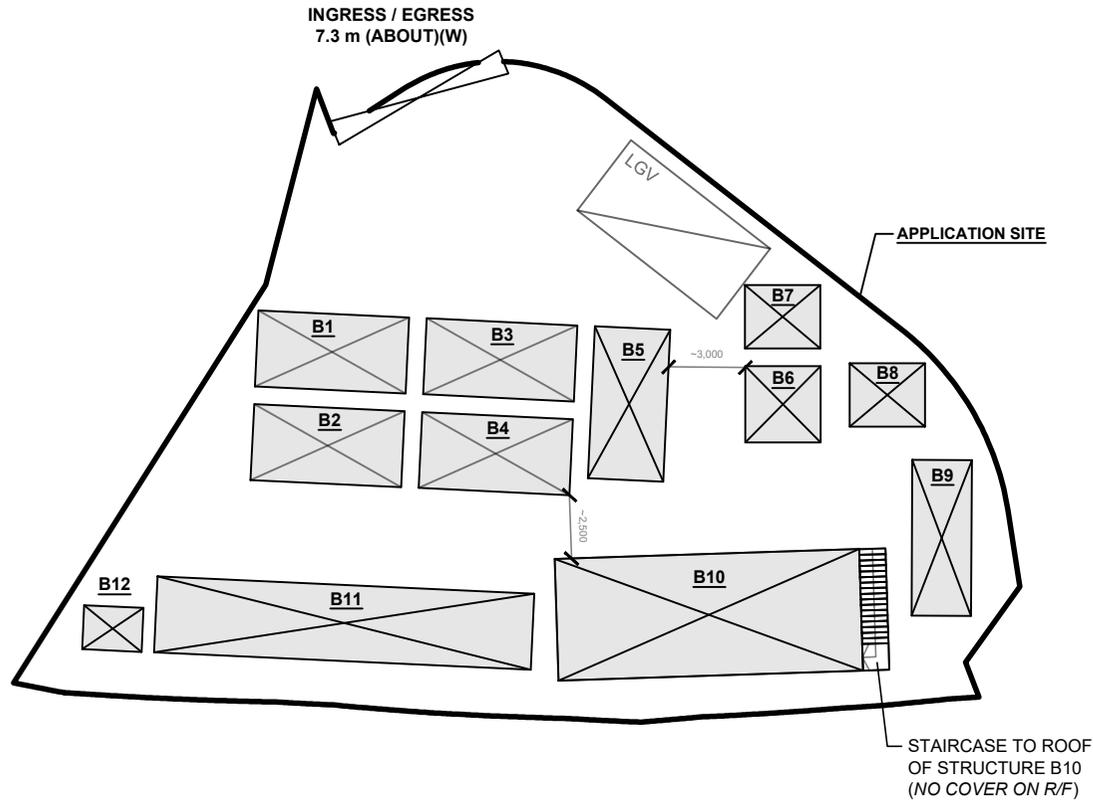
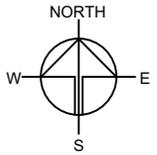
PLAN 1

VER.

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 691 m ²	(ABOUT)
COVERED AREA	: 241 m ²	(ABOUT)
UNCOVERED AREA	: 450 m ²	(ABOUT)
PLOT RATIO	: 0.35	(ABOUT)
SITE COVERAGE	: 35 %	(ABOUT)
NO. OF STRUCTURE	: 12	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 241 m ²	(ABOUT)
TOTAL GFA	: 241 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	



LOADING / UNLOADING PROVISIONS

NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 820 RP IN D.D. 132, TUEN MUN, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	15.1.2024

REVISED BY	DATE
LT	17.6.2024

APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001



顧問有限公司
盈卓物業

Our Ref.: DD132 Lot 820 RP
Your Ref.: TPB/A/TM/590

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

By Email

7 August 2024

Dear Sir,

3rd Further Information

**Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone
Lot 820 RP in D.D. 132, Tuen Mun, New Territories**

(S.16 Planning Application No. A/TM/590)

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 Property Consultants Limited

Louis TSE
Town Planner

cc DPO/TMYLW, PlanD [REDACTED]

Responses-to-Comments

**Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone
Lot 820 RP in D.D. 132, Tuen Mun, New Territories**

(Application No. A/TM/590)

- (i) Replacement pages of supplementary statements are provided (**Annex I**).
- (ii) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Director of Environmental Protection (DEP) (Contact Person: Ms. Flora NG; Tel.: 2835 2319)		
(a)	R-to-C Item 3: The applicant has yet to address EPD’s previous comments such as provide the detailed management proposal and control measures from odour, noise, wastewater and lighting perspectives.	Relevant control measures will be provided by the applicant for the proposed development. Please refer to the revised supplementary statement (Annex I).
(b)	<p>Sewerage Impact Assessment:</p> <p>It is noted from previous response-to-comment that septic tank and /or collection by licensed collectors were proposed for sewage treatment/ disposal. Please clarify whether the sewage to be generated from the Site would be handled by septic tank, portable toilets, or to be conveyed to public sewers.</p>	<p>A revised sewerage impact assessment reported is provided (Annex II).</p> <p>In this application, the sewage to be generated from the Site would be conveyed to public sewers.</p>

(c)	Please supplement information regarding the responsible party for construction and maintenance of the proposed new sewers.	<p>The applicant will be responsible for the implementation of the proposed new connection pipes and the section of the new pipes (all within government land) downstream of the proposed terminal manhole and assumed to be handed over to DSD for future maintenance.</p> <p>Please refer to Section 2.3.3.</p>
(d)	Figure 3 - The ID of receiving manhole for Catchment A should be FMH1067355. Please also review the A1 level of this manhole.	<p>Noted and revised.</p> <p>Please refer to Figure 3.</p>
(e)	<p>Appendix 1</p> <ol style="list-style-type: none"> 1. Table 1a - For Catchment A Wo Tin Estate, please also include flow from shopping centre and kindergarten. 2. Table 1b – For proposed development, please consider to make reference from the Planning Statement in the estimation of employee number, and the estimated employee number should be rounded up to the nearest integer. Please also include flow to be generated from visitors. 	<p>Shopping centre and kindergarten are included in calculation. Please refer to Appendix 1 – Table 1a.</p> <p>Based on the total area of Fast Food Booth & Restaurant and calculation of floor area per employees, the calculated number of employees are 11. However, for conservative approach, the estimated number of employees (15 employees) is adopted for the sewage generation from staff and visitors.</p> <p>In addition, according to Table T-2 of GESF, for job types J10 and J11, the “per-employee” unit flow factor takes into account the flows of customers and/or tenants. Please refer to Appendix 1 – Table 1b.</p>

<p>3. Please note that Manhole FMH1067359 will also receive sewage flow from nearby village houses such as Silcon Garden, Ming Wong Garden, Po Wah Garden Phase 3, and Po Wah Garden Phase 2.</p>	<p>Sewage generated from nearby village houses such as Silcon Garden, Ming Wong Garden, Po Wah Garden Phase 3, and Po Wah Garden Phase 2 are included in calculation. Please refer to Appendix 1 – Table 1a</p>
<p>4. Table 1c – For Catchment B Novoland, according to its official website, there should be 4,585 residential units in 6 phases. Please review the estimation of resident number. Please also include the flow from shopping mall.</p>	<p>The flow from Novo Land shopping mall is included in calculation. Please refer to Appendix 1 – Table 1c.</p>
<p>5. Table 1c – Please correct the typo spotted at sub-title “Total Flow at S6 Manhole (FMH1067362) from Catchment B”.</p>	<p>Noted and revised.</p>
<p>6. Table 2 – According to our record, the material for existing sewer segments in Ductile Iron. For proposed new sewers, subject to DSD’s view, vitrified clay pipe may not be preferable. Please review the pipe material and the corresponding Ks value.</p>	<p>The material of existing sewer segment is updated to Ductile Iron when the material of proposed new sewers is polyethylene. The correspond Ks values have been updated. Please refer to Appendix 1 – Table 2.</p>
<p>7. Table 2 – Pipe diameter for Segment S6-S7 should be 600mm.</p>	<p>Noted and revised.</p>
<p>8. Table 3 – The Estimated Capacity for Segment S1-S2 does not tally with that shown in Table 2. Please review.</p>	<p>Noted and revised.</p>

S.16 Planning Application No. A/TM/590

(c)	Table 1c – It was noted that there were sewerage flow generated from Catchment C which is missing from the layout plan. Please show the location of Catchment C as well.	Typo. "Total Flow at S6 Manhole (FMH1067362) from Catchment B ". Please note that there is no catchment C in calculation. Please refer to Appendix 1 – Table 1c.
(d)	The terminal manhole should be Type T1_1, T2_1, T3_1, T4_1 or T10_1 as appropriate and in accordance with current DSD standard drawings. Please advise the type of terminal manhole (S0).	The type of terminal manhole (S0) will be provided in detailed design stage and sought EPD and DSD's agreement.
(e)	The D.T.L. should be indicated on the drawing complying with the current Government standard and a 150mm difference between I.L. and D.T.L. should be maintained. Please indicate the I.L. of proposed terminal manhole (S0) into the drawing.	The relevant drawing will be provided in detailed design stage and sought EPD and DSD's agreement.
(f)	Please indicate the inlet I.L. and outlet I.L. of each proposed manhole into the drawing.	The relevant drawing will be provided in detailed design stage and sought EPD and DSD's agreement.
(g)	Please advise the material type of proposed foul water pipes.	The material type of proposed foul water pipes is polyethylene.
(h)	Standard manholes with 675mmx675mm cover according to current DSD Standard Drawing no. DS1077, DS1084 or DSD1085 should be adopted for all proposed new government manholes to be handed over to this Department. Please advise the manhole type of the proposed manholes.	The manhole type of the proposed manholes will be provided in detailed design stage and sought EPD and DSD's agreement.

- 3.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). As the Site is easily accessible by public transport services, staff and visitors are required to access the Site by using public transport and then walk to the Site. No medium or heavy goods vehicles, including container tractor/trailer will be allowed to enter/exit the Site at any time during the planning approval period. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

Table 3 - Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction		
	PC		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (12:00 – 13:00)	1	1	2
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	1	1	2
Traffic trip per hour (average)	0.5	0.5	1

- 3.4 The applicant will deploy a management staff to oversee the implementation of the proposed control and mitigation measures in order to minimize any environmental nuisances that may impact the adjacent sensitive receivers. The details of control and mitigation measures are as follows:

Odour Control

The applicant will follow 'Control of Oil Fume and Cooking Odour from Restaurant and Food Business' issued by the Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the eating place for the site operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the outdoor environment, in order to fulfil the requirements of the Air Pollution Control Ordinance.

Noise Control

The applicant will follow the 'Noise Control Ordinance (Cap. 400)' to mitigate potential noise nuisance caused by the proposed development. No public announcement system, portable

loud speaker, or any form of audio amplification system will be used at the Site at any time during the planning approval period.

Wastewater Management

The applicant will apply a wastewater discharge license under the Water Pollution Control Ordinance. The applicant will follow the 'Grease Traps for Restaurants and Food Processors' issued by EPD to provide grease traps within the Site to effectively remove greasy materials from kitchen wastewater before discharge to the sewer system. The applicant will arrange a grease trap waste collector for regular cleansing, in order to fulfill the requirement of the Water Pollution Control Ordinance. The applicant will implement good practices under ProPECC PN 1/23 for sewage treatment at the Site.

A sewerage impact assessment is enclosed to provide mitigation measures for the sewerage treatment. The sewage generated from the proposed development will be discharged to a proposed terminal manhole and conveyed to the existing public sewerage manhole located at the west of the Site. The applicant will construct and maintain the proposed new sewers for the proposed development.

Lighting Control

The applicant will follow the 'Guidelines on Industry Best Practices for External Lighting Installations'. Restricted operation hours from 12:00 pm to 11:00 pm daily, including public holidays, will take place for the proposed development. Light nuisance control measures will be taken by the applicant, including adjusting the angle of spotlights, installing lampshades and using lamps which project light downward, etc.

Waste Disposal

All visitors are required to take away their own waste. Garbage or other forms of waste will be taken away by staff to the nearest public refuse collection point regularly by the use of trolleys.

- 3.5 The applicant will also follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the EPD and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will implement good practices under

Prepared for

Edge Industrial Limited

Prepared by

Ramboll Hong Kong Limited

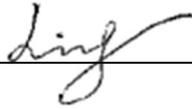
**PROPOSED TEMPORARY SHOP AND SERVICES AND EATING
PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 6
YEARS'**

SEWERAGE IMPACT ASSESSMENT

Date **July 2024**

Prepared by **Tony Ling**
Environmental Consultant

Signed



Approved by

Tony Cheng
Senior Manager

Signed



Project Reference

RRGMTSSSI00

Document No.

R9484_v1.1

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Figure 2	Existing Sewerage System in the Vicinity of the Application Site
Figure 3	Existing Sewerage System and Catchment Areas in the Vicinity of the Application Site

APPENDIX

Appendix 1	Detailed Sewerage Impact Assessment Calculations
Appendix 2	Schematic Layout Plans

1. INTRODUCTION

1.1 Background and Objectives

- 1.1.1 The applicant seeks permission from the Town Planning Board (the Board) to use Lot 820 RP in D.D. 132, Tuen Mun, New Territories (the Site) for Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 6 Years.
- 1.1.2 To actively echo with the “Night Vibes Hong Kong” campaign, the applicant would like to operate a new shop and services (fast food booth) and eating place (restaurant) at the Site to provide a nighttime dining venue to serve nearby villages and workers. As the Site is located in an area dominated by various villages and residential development, the applied use is intended to alleviate the pressing demand for shop and services and eating place.
- 1.1.3 The Site falls within an area zoned as “Village Type Development” (“V”) on the Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/38. According to the Notes of the OZP, standalone ‘shop and services’ and ‘eating place’ are column 2 uses within the “V” zone, which requires permission from the Board. For temporary uses of any land or building expected to be over 5 years, the use must conform to the zoned use or these Notes. As such, the ‘temporary shop and services and eating place with ancillary facilities’ for a period of 6 years requires planning permission from the Board.
- 1.1.4 Ramboll Hong Kong Limited is commissioned by Edge Industrial Limited to conduct the Sewerage Impact Assessment based on the Proposed Development scheme.

1.2 Application Site and its Environs

- 1.2.1 The Application Site occupies an area of 691m² and surrounded by various villages and residential development. It is bounded by Tong Hang Road to its North and East, Yan Po Road to its South and Hing Kwai Street to its West. **Figure 1** shows the location of the Application Site and its environs.

1.3 Proposed Development

- 1.3.1 Under the proposed scheme, 12 single-storey structures are proposed at the Application Site for shop and services (fast food booth), eating place (restaurant), storage of goods, meter room and washrooms. According to the latest design information, the total area for fast food booth and restaurant (Structure B1-B8, B10 & B11) is approximately 222m². Location of Building Structures is shown in **Figure 1**.

2. SEWERAGE IMPACT ASSESSMENT

2.1 Scope of Work

2.1.1 The aim of the study is to assess the potential sewerage impact of the Proposed Development, i.e. whether the capacity of the existing public sewerage network at the Application Site is sufficient to cope with the sewage from the Proposed Development. Drainage Record Plans from the Drainage Services Department (DSD) were obtained to facilitate the sewerage impact assessment.

2.2 Assessment Criteria and Methodology

2.2.1 Environmental Protection Department's (EPD's) Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, Version 1.0 (GESF) is referred to estimate the quantity of the sewage generated from the proposed development and the existing development. Sewage flow parameters and global peaking factors in this document are adopted.

2.2.2 The Commercial and Industrial Floor Space Utilization Survey (CIFSUS) conducted by the Planning Department is used to determine the worker density for various economic activities and planned usage type.

2.2.3 According to the GESF, the overall unit flow is composed of flows due to employees and the associated activities. The following unit flow factors have been adopted in the SIA calculation in accordance with Tables T-1 and T-2 of the GESF:

- Residents: 0.19 m³/day (Domestic – Public Rental)
- Residents: 0.27 m³/day (Domestic – Private Housing R2 & Modern Village)
- Restaurants: 1.58 m³/day (Commercial Employee and J10 – Restaurants & Hotels)
- Storage: 0.18 m³/day (Commercial Employee and J3 – Transport, Storage & Communication)

2.2.4 According to the Table 8 of CIFSUS, the worker density for Restaurants is 5.1 workers per 100m² GFA, which are then converted to 19.6m² area of land use per employee.

2.2.5 According to the Table 8 of CIFSUS, the worker density for Storage is 0.4 workers per 100m² GFA, which are then converted to 250m² area of land use per employee.

2.2.6 According to the Table T-4 of GESF, catchment inflow factor of 1.1 for Tuen Mun is applied in the assessment.

2.3 Assessment

2.3.1 An average household size of 2.5 is adopted according to 2021 Population Census - Household Characteristics of Population in Tertiary Planning Unit 423 and 428.

2.3.2 Detailed calculation of peak sewage flow from the Proposed Development is shown in **Appendix A - Table 1** and **Table 3** below.

Table 1 Peak Sewage Flow Calculation

Sewage Generation			
Proposed Development			
1. Fast Food Booth & Restaurant			
1a. Total Area	=	222	m ²
1b. Assumed floor area per employee	=	19.6	m ² per employee -- (refer to Table 8 of CIFSUS - Restaurants)
1c. Assumed number of employees	=	11	employees
1d. Adopted number of employees	=	15	employees
1d. Design flow	=	1.58	m ³ /employee/day – (refer to Table T-2 of GESF – J10)
1e. Sewage generation rate	=	23.7	m³/day
Peak Sewage Flow			
Total Sewage Flow from Proposed Development			
Total Sewage Flow Rate	=	23.7	m ³ /day
Catchment Inflow Factor	=	1.1	(refer to Table T-4 of GESF – Tuen Mun)
Sewerage Flow Rate with Catchment	=	26.1	m ³ /day
Inflow Factor	=		
Contributing Population	=	97	people
Peaking Factor	=	8	(refer to Table T-5 of GESF – For sewers, <1,000) (including stormwater allowance)
Peak Flow	=	2.4	litre/sec

2.3.3 The sewage generated from Proposed Development will be discharged to a proposed terminal manhole (S0) and conveyed to the existing public sewerage manhole FMH1067359 (S3) via two new manholes (S1 & S2 with Ø225mm sewer pipe) located at the west of the Site. The applicant will be responsible for the implementation of the proposed new connection pipes and the section of the new pipes (all within government land) downstream of the proposed terminal manhole and assumed to be handed over to DSD for future maintenance. The design of the proposed sewers shall be submitted to meet satisfaction of DSD in the detailed design stage. The existing sewers in the vicinity of the Application Site and Catchments are shown in **Figure 3**.

2.3.4 The calculation of the sewage generation rate of the nearby catchments is shown in **Appendix A - Table 1**. Detailed calculation of the hydraulic capacity of the existing sewers near the Application Site is shown in **Appendix A - Table 2**.

2.4 Discussion

2.4.1 The potential sewerage impact of the Proposed Development has been quantitatively addressed. Based on the calculation of sewage generation, it is estimated that the total sewage flow from the Proposed Development would be **26.1**m³/day. With catchment inflow factor and peaking factor considered, the peak sewage flow from the Proposed Development would be **2.4** litre/sec.

2.4.2 As shown in **Appendix A – Table 3**, the existing sewerage system will have adequate capacity to cater for the proposed development and the nearby catchments, and the maximum contribution is **88.1%**, which occurs in Segment S5-S6.

3. OVERALL CONCLUSION

- 3.1.1 12 single-storey structures are proposed at the Application Site for shop and services (fast food booth), eating place (restaurant), storage of goods, meter room and washrooms. The potential sewerage impact has been quantitatively addressed.
- 3.1.2 Based on the results from sewerage impact assessment, it is found that the capacity of the existing sewerage system serving the area would be sufficient to cater for the sewage generation from the proposed redevelopment and concerned catchment areas. Upgrading works of the existing sewers will therefore not be required.

Figures

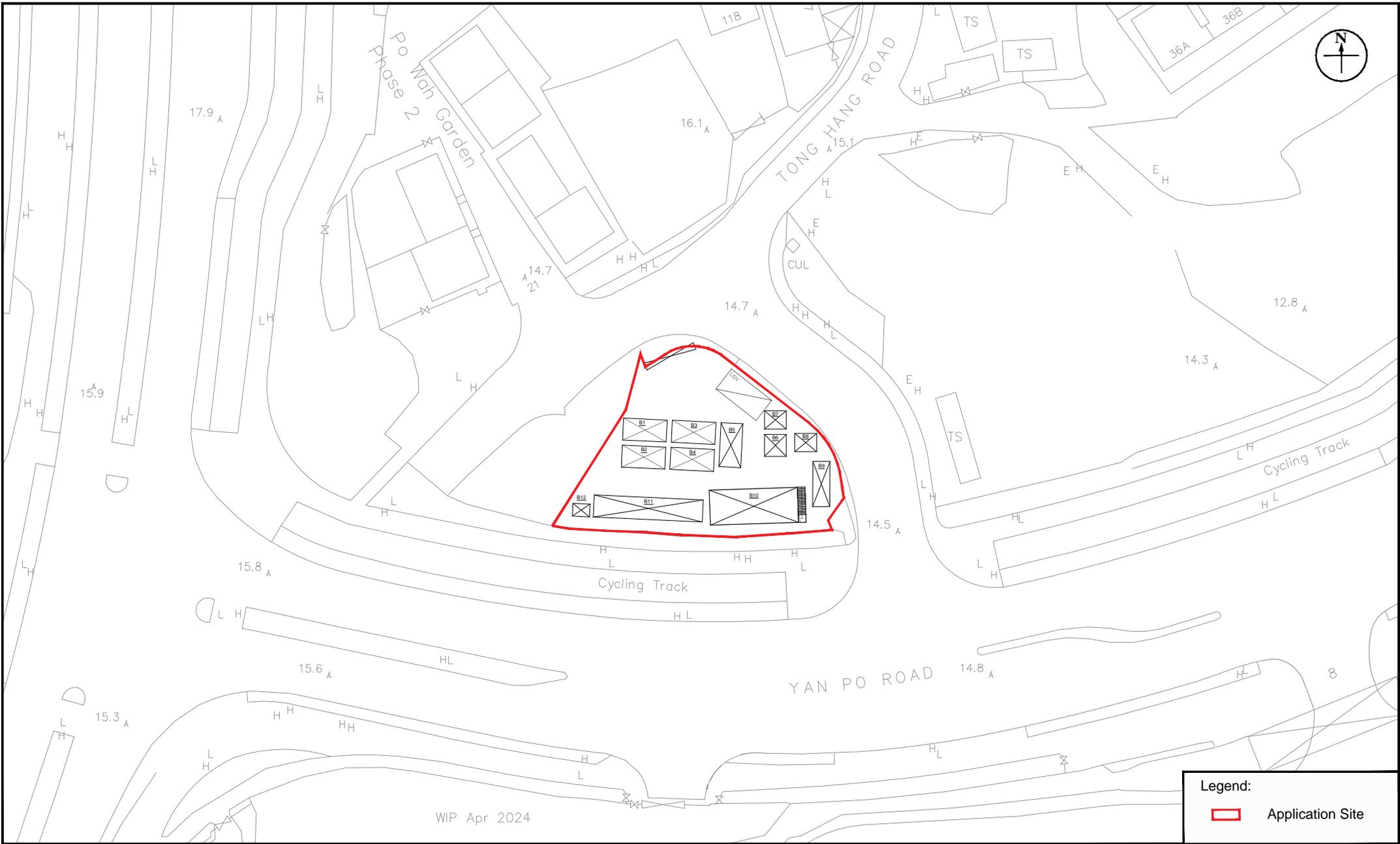


Figure: 1 Title: Location of Application Site Project: Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 6 Years	RAMBOLL
	Drawn by: TL
	Checked by: TC
	Rev.: 1.1
	Date: Jul 2024

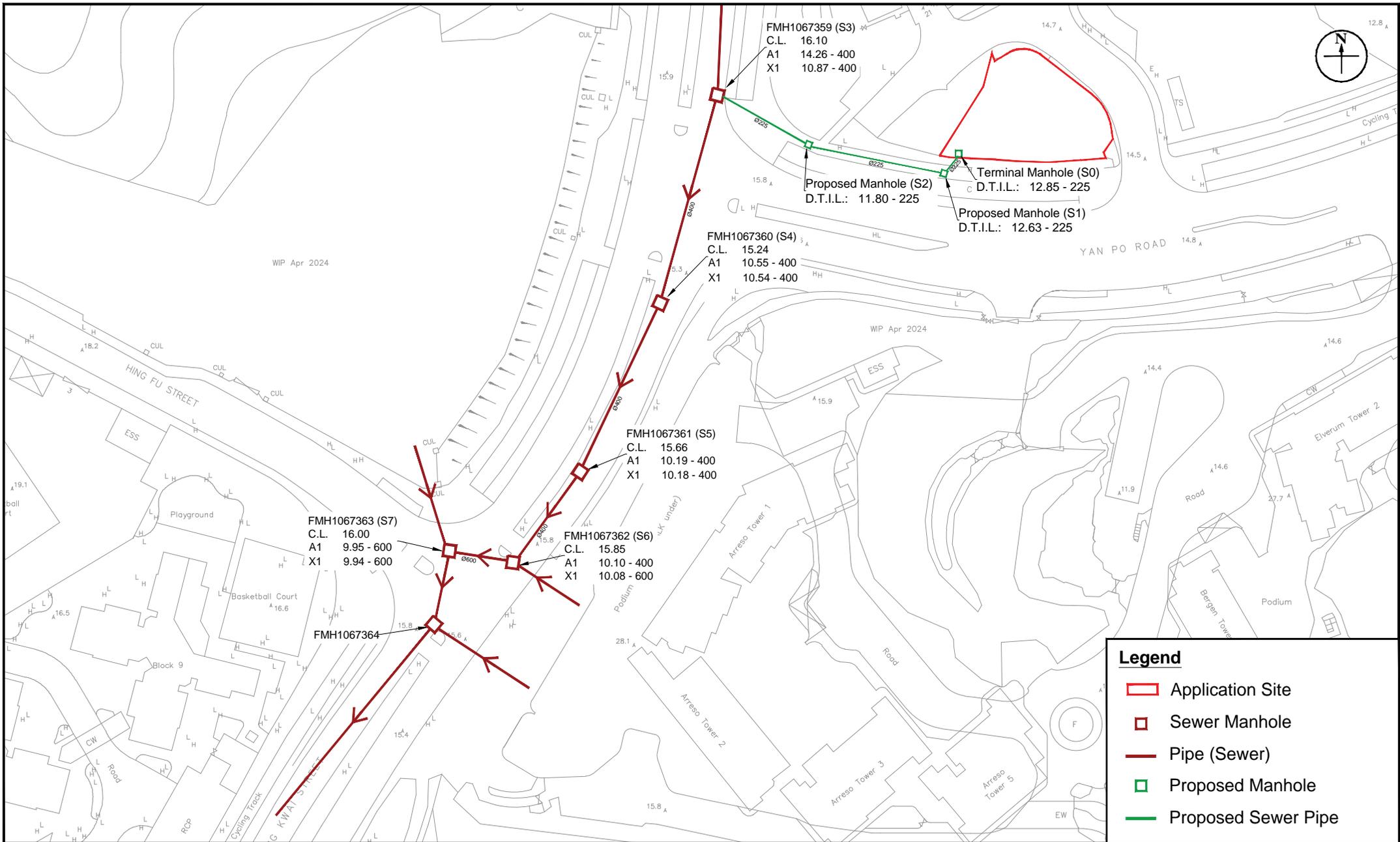


Figure: 2

Title: Existing Sewerage System in the Vicinity of the Application Site

Project: Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 6 Years

RAMBOLL

Drawn by: TL

Checked by: TC

Rev.: 1.1

Date: Jul 2024

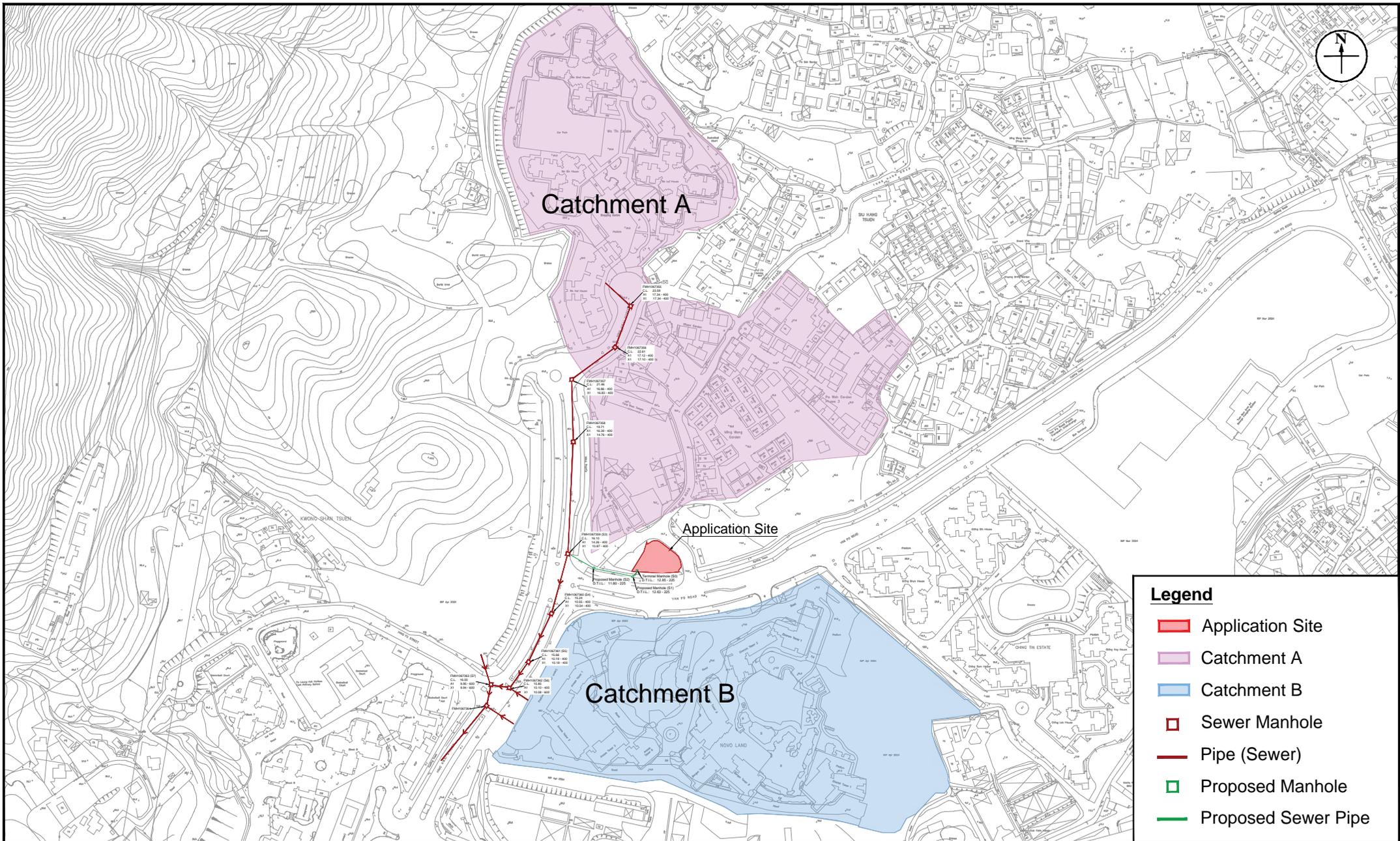


Figure: 3

Title: Existing Sewerage System and Catchment Areas in the Vicinity of the Application Site

Project: Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities for a Period of 6 Years



Drawn by: TL

Checked by: TC

Rev.: 1.1

Date: Jul 2024

Appendix 1 Detailed Sewerage Impact Assessment Calculations

Table 1a Calculation for Sewage Generation Rate of the Existing Surrounding Building (Catchment A)

Catchment A

1. Wo Tin Estate

1a. Total number of units	=	4200 units	
1b. Total number of residents	=	10500 people -- (avg household size of 2.5 from 2021 Population Census - Tertiary Planning Unit 423 and 428)	
1c. Design flow	=	190 litre/person/day -- (Public Rental in Table T-1 of GESF)	
1d. Sewage Generation rate	=	1995.0 m³/day	

2. Wo Tin Shopping Centre

2a. Assumed Area	=	2200 m ²	
2b. Assumed floor area per employee	=	30.3 m ² per worker -- (refer to Table 8 of CIFSUS - Community, Social & Personal Services)	
2c. Total number of employees	=	73 employees	
2d. Design flow for commercial activities	=	280.0 litre/employee/day -- (refer to Table T-2 of GESF - J11)	
2e. Sewage Generation rate	=	20.3 m³/day	

3. Yan Chai Hospital Yim Tsui Yuk Shan Kindergarten

3a. Total number of Teachers and Staff	=	11 teachers and staff	
3b. Design flow for Teachers and Staff	=	280 litre/person/day -- (refer to Table T-2 of GESF - J11)	
3c. Total number of Students	=	118 students	
3d. Design flow for commercial activities	=	40 litre/person/day -- (refer to Table T-2 of School Student)	
3e. Sewage Generation rate	=	7.8 m³/day	

4. Silcon Garden

4a. Total number of units	=	42 units	
4b. Total number of residents	=	105 people -- (avg household size of 2.5 from 2021 Population Census - Tertiary Planning Unit 423 and 428)	
4c. Design flow	=	270 litre/person/day -- (Modern Village in Table T-1 of GESF)	
4d. Sewage Generation rate	=	28.4 m³/day	

5. Ming Wong Garden

5a. Total number of units	=	84 units	
5b. Total number of residents	=	210 people -- (avg household size of 2.5 from 2021 Population Census - Tertiary Planning Unit 423 and 428)	
5c. Design flow	=	270 litre/person/day -- (Modern Village in Table T-1 of GESF)	
5d. Sewage Generation rate	=	56.7 m³/day	

6. Po Wah Garden Phase 2

6a. Total number of units	=	18 units	
6b. Total number of residents	=	45 people -- (avg household size of 2.5 from 2021 Population Census - Tertiary Planning Unit 423 and 428)	
6c. Design flow	=	270 litre/person/day -- (Modern Village in Table T-1 of GESF)	
6d. Sewage Generation rate	=	12.2 m³/day	

7. Po Wah Garden Phase 3

7a. Total number of units	=	117 units	
7b. Total number of residents	=	293 people -- (avg household size of 2.5 from 2021 Population Census - Tertiary Planning Unit 423 and 428)	
7c. Design flow	=	270 litre/person/day -- (Modern Village in Table T-1 of GESF)	
7d. Sewage Generation rate	=	79.0 m³/day	

Total Flow at S3 Manhole (FMH1067359) from Catchment A

Flow Rate	=	2199.3 m ³ /day	
Flow Rate with Catchment Inflow Factor	=	2419.2 m ³ /day (refer to Table T-4 of GESF - Tuen Mun)	
Contributing Population	=	8960 people	
Peaking factor	=	5 Refer to Table T-5 of GESF for population 5,000 - 10,000 incl. stormwater allowance	
Peak Flow	=	140.0 litre/sec	

Remarks

- Number of flat units of Wo Tin Estate is referenced from Website of Housing Society.
[https://www.housingauthority.gov.hk/te/global-elements/estate-locator/detail.html?propId=1&id=1667440039862&dist=4]
- Area of Wo Tin Shopping Centre are referenced from Website of Housing Society.
[https://www.housingauthority.gov.hk/en/commercial-properties/shopping-centres/list-of-shopping-centres/details/wo-tin/index.html]
- Number of Staff and Students of Yan Chai Hospital Yim Tsui Yuk Shan Kindergarten are referenced from Website below.
[https://www.goodschool.hk/%E4%BB%81%E6%BF%9F%E9%86%AB%E9%99%A2%E5%9A%B4%E5%BE%90%E7%8E%89%E7%8F%8A%E5%B9%BC%E7%A8%9A%E5%9C%92]
- Number of Units of Silcon Garden are referenced from Website of Midland.
[https://proptx.midland.com.hk/utx/index.jsp?bldg_id=B000053357&lang=en&hidAll=&hidLHS=]
- Number of Units of Po Wah Garden Phase 2 are referenced from Website below.
[https://www.28hse.com/en/estate/detail/ming-wong-garden-6078?_OACCAP%5B460%5D=1&_OACBLOCK%5B460%5D=1721809810&_ga_FKKBPLD58E=GS1.1.1721807667.2.1.1721809811.0.0.0]
- Number of Units of Po Wah Garden Phase 3 are referenced from Website of Centanet.
[https://hk.centanet.com/estate/en/Po-Wah-Garden/2-NXHHTHNXMM]

Table 1b Calculation for Sewage Generation Rate of the Proposed Development

Proposed Development

1. Fast Food Booth & Restaurant

1a. Total Area	=	222 m ²
1b. Assumed floor area per employee	=	19.6 m ² per employee -- (refer to Table 8 of CIFSUS - Restaurants)
1c. Assumed number of employees	=	11 employees
1c. Adopted number of employees	=	15 employees
1d. Design flow for commercial activities	=	1580 litre/employee/day -- (refer to Table T-2 of GESF - J10)
1e. Sewage Generation rate	=	23.7 m ³ /day

Total Flow at S0 Terminal Manhole from Proposed Development

Flow Rate	=	23.7 m ³ /day
Flow Rate with Catchment Inflow Factor	=	26.1 m ³ /day (refer to Table T-4 of GESF - Tuen Mun)
Contributing Population	=	97 people
Peaking factor	=	8 Refer to Table T-5 of GESF for population <1,000 incl. stormwater allowance
Peak Flow	=	<u><u>2.4</u></u> litre/sec

Total Flow at S3 Manhole (FMH1067359) - Proposed Development and Catchment A

Flow Rate	=	2223.0 m ³ /day
Flow Rate with Catchment Inflow Factor	=	2445.3 m ³ /day (refer to Table T-4 of GESF - Tuen Mun)
Contributing Population	=	9057 people
Peaking factor	=	5 Refer to Table T-5 of GESF for population 5,000-10,000 incl. stormwater allowance
Peak Flow	=	<u><u>141.5</u></u> litre/sec

Remarks

1. For conservative approach, the estimated number of employees (15 employees) is adopted for the sewage generation from staff and visitors.

Table 1c Calculation for Sewage Generation Rate of the Existing Surrounding Building (Catchment B)

Catchment B

1. Novo Land

1a. Total number of units	=	4585 units
1b. Total number of residents	=	11463 people -- (avg household size of 2.5 from 2021 Population Census - Tertiary Planning Unit 423 and 428)
1c. Design flow	=	270 litre/person/day -- (Private R2 in Table T-1 of GESF)
1d. Sewage Generation rate	=	3094.9 m³/day

2. Clubhouse

2a. Assumed Area	=	5241 m ²
2b. Assumed floor area per employee	=	30.3 m ² per worker -- (refer to Table 8 of CIFSUS - Community, Social & Personal Services)
2c. Total number of employees	=	173 employees
2d. Design flow for commercial activities	=	280.0 litre/employee/day -- (refer to Table T-2 of GESF - J11)
2e. Sewage Generation rate	=	48.4 m³/day

3. Swimming Pool

3a. Assumed Area of Swimming Pool	=	800 m ²
3b. Average Depth of Water	=	1.25 m (ordinary assumption)
3c. Volume of Swimming Pool (Ordinary Assumption)	=	1000.0 m ³
3d. Turnover Rate	=	6 hr
3e. Required Surface Loading Rate of Filter	=	167 m ³ /m ² /hr
3f. Filter Areas required	=	1.0 m ²
3g. Adopted Surface Loading Rate of Filter	=	50 m ³ /m ² /hr
3h. Adopted Filter Area	=	3.3 m ²
3i. Backwash Duration	=	7 min/d
3j. Backwash flow rate	=	30 m ³ /m ² /hr
3k. Design flow for Swimming Pool Backwashing	=	11.7 m ³ /day
3l. Design flow for Swimming Pool Backwashing	=	27.78 litre/sec

4. Novo Land Shopping Mall

4a. Assumed Area	=	4459 m ²
4b. Assumed floor area per employee	=	30.3 m ² per worker -- (refer to Table 8 of CIFSUS - Community, Social & Personal Services)
4c. Total number of employees	=	147 employees
4d. Design flow for commercial activities	=	280 litre/employee/day -- (refer to Table T-2 of GESF - J11)
4e. Sewage Generation rate	=	41.2 m³/day

Total Flow at S6 Manhole (FMH1067362) from Catchment B

Flow Rate	=	1592.3 m ³ /day
Flow Rate with Catchment Inflow Factor	=	1751.5 m ³ /day (refer to Table T-4 of GESF - Tuen Mun)
Contributing Population	=	6487 people
Peaking factor	=	5 Refer to Table T-5 of GESF for population 5,000 - 10,000 incl. stormwater allowance
Peak Flow	=	101.4 litre/sec
Peak Flow with Backwash from Swimming Pool	=	115.2 litre/sec

Total Flow at S6 Manhole (FMH1067362), including Proposed Development and Catchment A and Catchment B

Flow Rate	=	3815.3 m ³ /day
Flow Rate with Catchment Inflow Factor	=	4196.8 m ³ /day (refer to Table T-4 of GESF - Tuen Mun)
Contributing Population	=	15544 people
Peaking factor	=	4 Refer to Table T-5 of GESF for population 10,000-50,000 incl. stormwater allowance
Peak Flow	=	194.3 litre/sec
Peak Flow with Backwash from Swimming Pool	=	208.2 litre/sec

Remarks

- Number of flat units of Novo Land is referenced from Website of Centanet. [<https://hk.centanet.com/estate/NOVO-LAND/3-BGPPWPPRPE>]
- Sewerage generated from Novo Land would be discharged to existing public sewerage network through Pipe (FWD1101654) and Pipe (FWD110653), which connects to Manhole FMH1067362 and Manhole FMH1067364 separately. In view of this, sewerage generated from Novo Land is assumed to be discharged to Manhole FMH1067362 and Manhole FMH1067364 equally.

Table 2 Hydraulic Capacity of Existing Sewers

Segment	Manhole Reference	Manhole Reference	Pipe Dia.	Pipe Length	Invert Level 1	Invert Level 2	g	k _s	s	v	V	Area	Q	Estimated Capacity	Remarks
			mm	m	mPD	mPD	m/s ²	m	m ² /s	m/s	m ²	m ³ /s	L/s		
S0-S1	S0	S1	225	4.3	12.85	12.63	9.81	0.00030	0.052	0.000001	3.27	0.04	0.13	130	-
S1-S2	S1	S2	225	30.7	12.63	11.80	9.81	0.00030	0.027	0.000001	2.35	0.04	0.09	94	-
S2-S3	S2	FMH1067359	225	21.9	11.80	10.87	9.81	0.00030	0.042	0.000001	2.95	0.04	0.12	117	-
S3-S4	FMH1067359	FMH1067360	400	46.6	10.87	10.55	9.81	0.00015	0.007	0.000001	1.81	0.13	0.23	227	-
S4-S5	FMH1067360	FMH1067361	400	40.1	10.54	10.19	9.81	0.00015	0.009	0.000001	2.04	0.13	0.26	257	-
S5-S6	FMH1067361	FMH1067362	400	22.9	10.18	10.10	9.81	0.00015	0.003	0.000001	1.28	0.13	0.16	161	-
S6-S7	FMH1067362	FMH1067363	600	12.0	10.08	9.95	9.81	0.00015	0.011	0.000001	2.92	0.28	0.83	827	-

- Remarks: (1) g=gravitational acceleration; k_s=equivalent sand roughness; s=gradient; v=kinematic viscosity of water; V=mean velocity
(2) The value of k_s = 0.3mm is used for the calculation of slimed polyethylene sewer, poor condition (based on Table 5: Recommended roughness values in Sewerage Manual)
(3) The value of k_s = 0.15mm is used for the calculation of Ductile Iron, polyethylene lining, push-fit joints, poor condition (based on Table 5: Recommended roughness values in Sewerage Manual)
(4) The value of velocity (V) is referred to the Tables for the hydraulic design of pipes, sewers and channels (8th edition)
(5) Equation used:
- $$V = \sqrt{(8gDs)} \log \left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}} \right)$$

Table 3 Hydraulic Capacity of Existing Sewers for Sewerage generated from the Proposed Development and Surrounding Catchment Areas

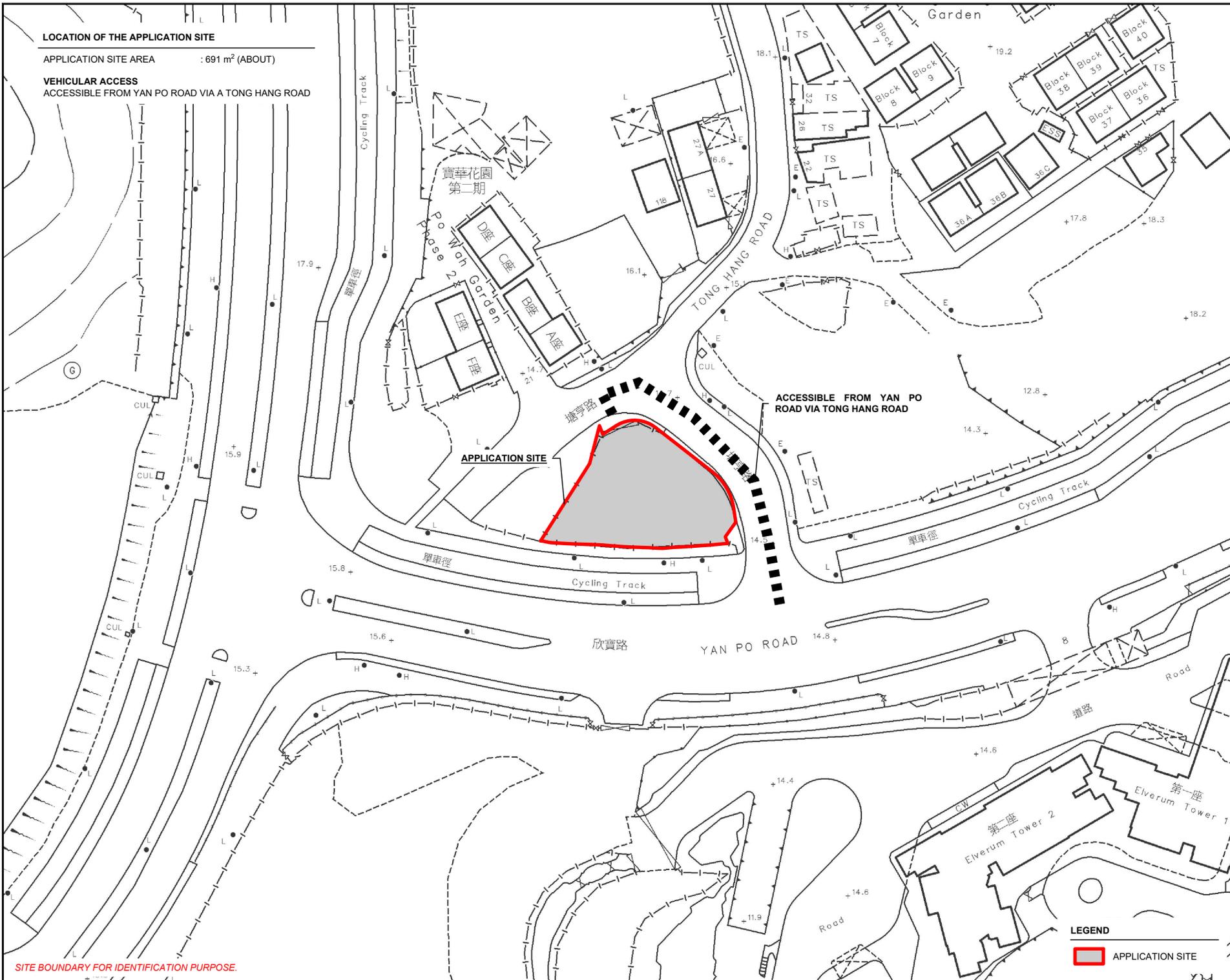
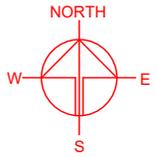
Segment	Pipe Dia. (mm)	Pipe Length (m)	Gradient	Estimated Capacity (L/s)	Estimated Flow including the Proposed Development and surrounding Catchment Areas (L/s)	Contributed by the Proposed Development and the Surrounding Catchment Areas (%)	Status	Remarks
S0-S1	225	4.3	0.052	130	2.4	1.9%	OK	-
S1-S2	225	30.7	0.027	94	2.4	2.6%	OK	-
S2-S3	225	21.9	0.042	117	2.4	2.1%	OK	-
S3-S4	400	46.6	0.007	227	141.5	62.4%	OK	-
S4-S5	400	40.1	0.009	257	141.5	55.1%	OK	-
S5-S6	400	22.9	0.003	161	141.5	88.1%	OK	-
S6-S7	600	12.0	0.011	827	208.2	25.2%	OK	-

Appendix 2 Schematic Layout Plans

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 691 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM YAN PO ROAD VIA A TONG HANG ROAD



APPLICATION SITE

ACCESSIBLE FROM YAN PO ROAD VIA TONG HANG ROAD

LEGEND

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE.

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

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

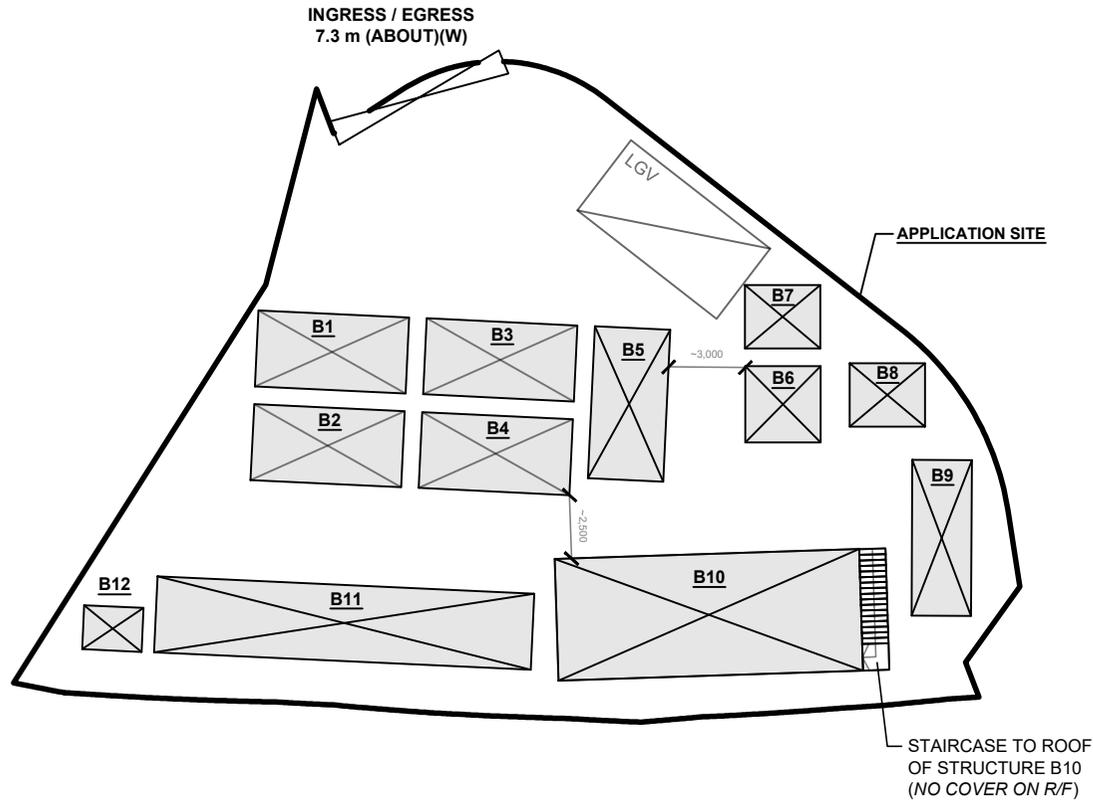
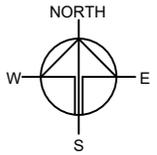
SITE LOCATION

LOT 820 RP IN D.D. 132, TUEN MUN, NEW TERRITORIES

SCALE	
1: 1000 @ A4	
DRAWN BY	DATE
MN	
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LOCATION PLAN	
DWG. NO.	VER.
PLAN 1	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 691 m ²	(ABOUT)
COVERED AREA	: 241 m ²	(ABOUT)
UNCOVERED AREA	: 450 m ²	(ABOUT)
PLOT RATIO	: 0.35	(ABOUT)
SITE COVERAGE	: 35 %	(ABOUT)
NO. OF STRUCTURE	: 12	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 241 m ²	(ABOUT)
TOTAL GFA	: 241 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	



LOADING / UNLOADING PROVISIONS

NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 820 RP IN D.D. 132, TUEN MUN, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	15.1.2024

REVISED BY	DATE
LT	17.6.2024

APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001