

**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
<b>1. Comments of District Planning Officer/Tuen Mun &amp; Yuen Long West, Planning Department (DPO/TM&amp;YLW, PlanD) (Contact Person: Mr. Aiden CHU/Ms. Avis POON; Tel.: 2158 6292/2158 6331)</b>		
(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.
<b>2. Comments of Director of Food and Environmental Hygiene (DFEH) (Contact Person: Ms. Kaya CHAN; Tel.: 3141 1232)</b>		
(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.	
<b>3. Comments of Director of Environmental Protection (DEP) (Contact Person: Ms. Flora NG; Tel.: 2835 2319)</b>		
(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 (<b>Plan 1</b>).</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><b>4. Comments of District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD)</b>  <b>(Contact Person: Mr. LEE Kwok Hing; Tel.: 2451 3249)</b></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 (<b>Annex I</b>).</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><b>5. Comments of Commissioner for Transport (C for T)</b>  <b>(Contact Person: Mr. Rica LAW; Tel.: 2399 2428)</b></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>

	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.	access ( <b>Plan 2</b> ).
(c)	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.	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 ( <b>Annex II</b> ).  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 ( <b>Annex III</b> ).
(d)	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.	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.

## Photographic Record

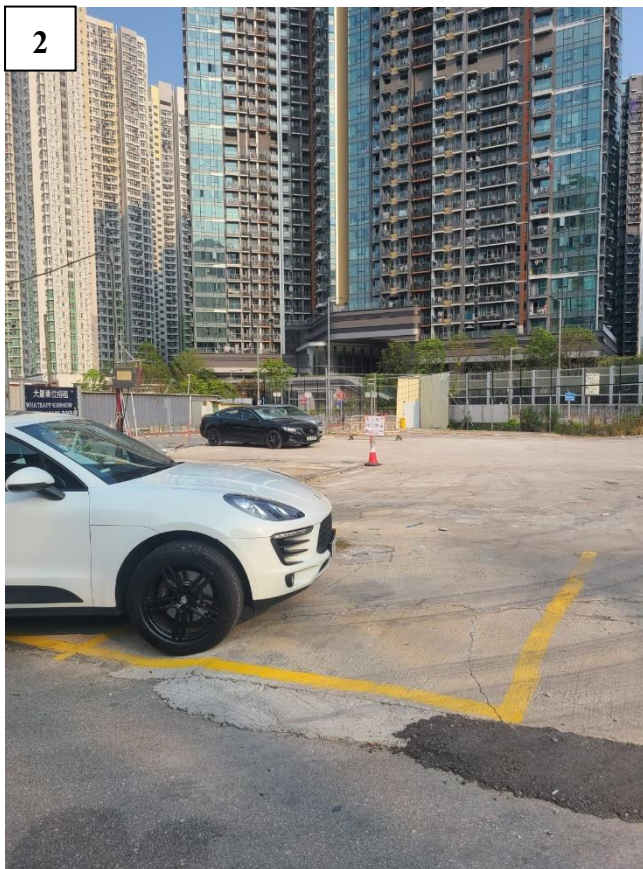
**Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities  
for a Period of 6 Years in “Village Type Development” Zone  
Lot 820 RP in D.D. 132, Tuen Mun, New Territories**

(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:











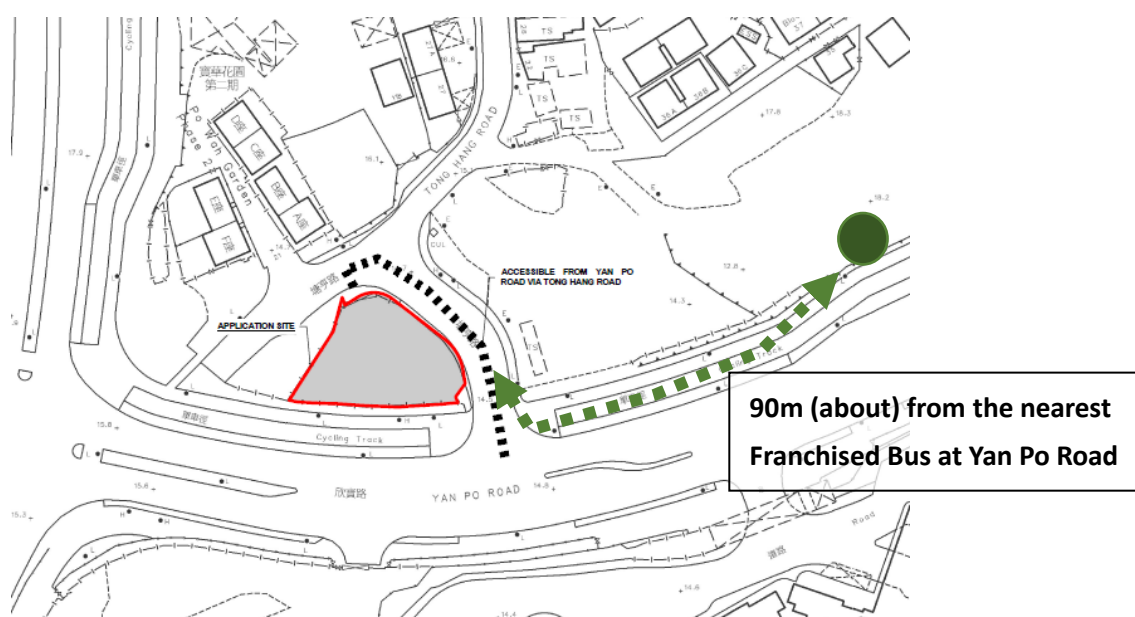
## Public Transport Services

**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

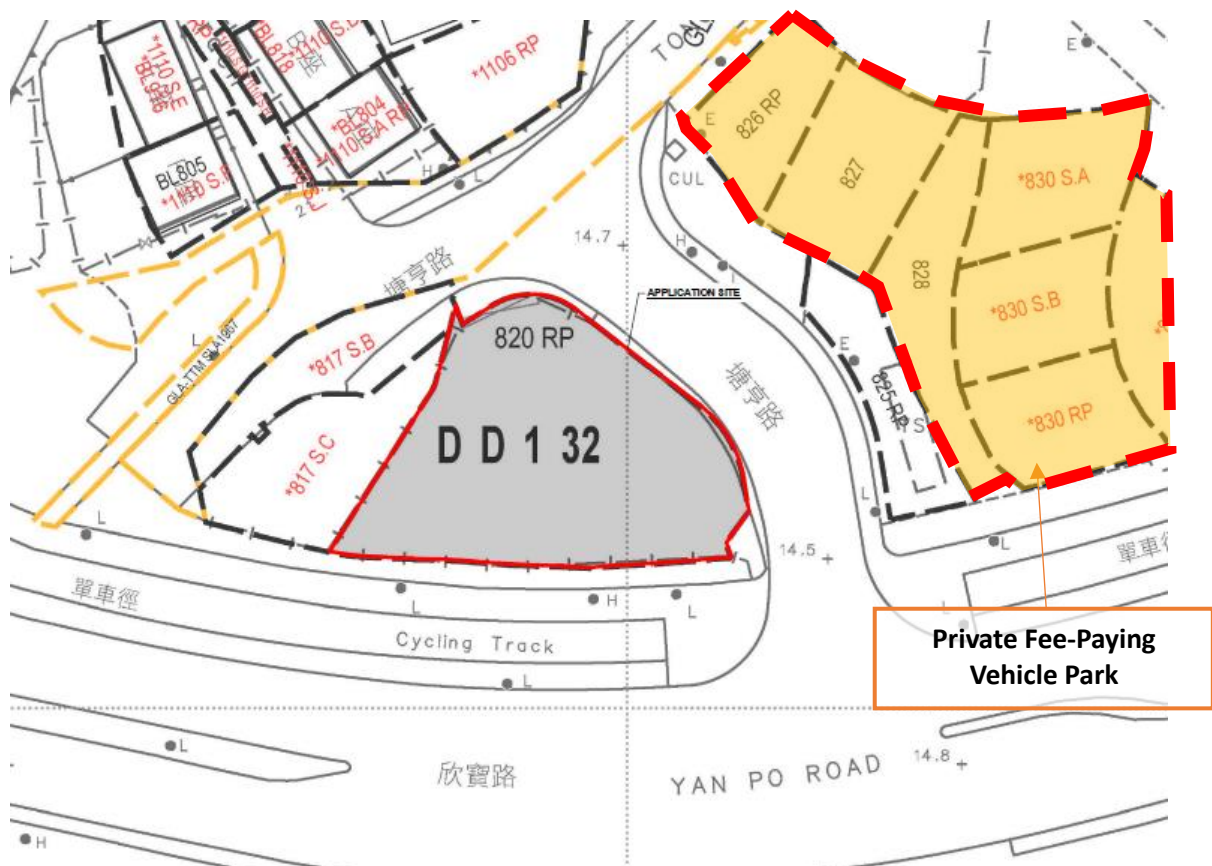


## Nearby Private Fee-Paying Vehicle Park

Proposed Temporary Shop and Services and Eating Place with Ancillary Facilities  
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(Application No. A/TM/590)

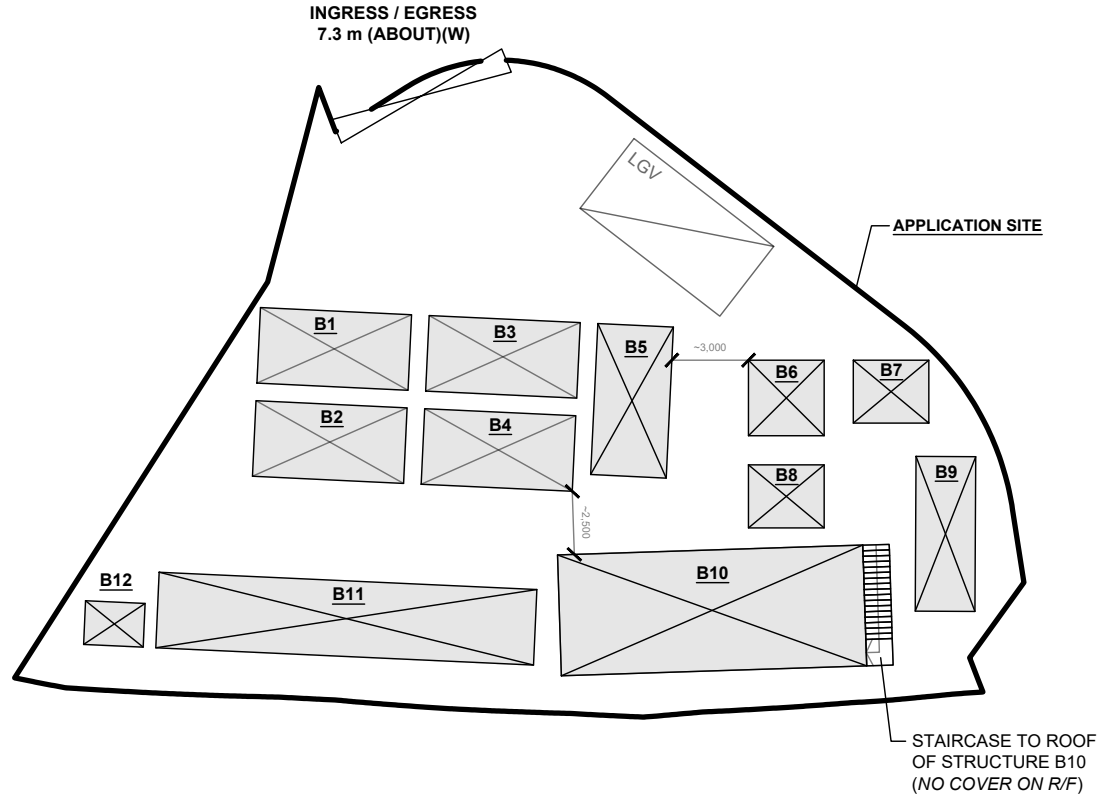
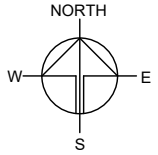
- (i) Private fee-paying vehicle parks are provided in the vicinity of the Site to meet the parking need in case visitors commute to the Site by vehicle, details are as follows:



**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 691 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 241 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 450 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.35	(ABOUT)
SITE COVERAGE	: 35 %	(ABOUT)
NO. OF STRUCTURE	: 12	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 241 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 241 m <sup>2</sup>	(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 <sup>2</sup> (ABOUT) EACH	18 m <sup>2</sup> (ABOUT) EACH	3 m (ABOUT)(1-STOREY)
B6	SHOP AND SERVICES (FAST FOOD BOOTH)	9 m <sup>2</sup> (ABOUT)	9m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	WASHROOM	7.5 m <sup>2</sup> (ABOUT)	7.5 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B8	WASHROOM	7.5 m <sup>2</sup> (ABOUT)	7.5 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B9	STORAGE OF GOODS	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B10	EATING PLACE (RESTAURANT)	63 m <sup>2</sup> (ABOUT)	63 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B11	SHOP AND SERVICES (FAST FOOD BOOTH)	45 m <sup>2</sup> (ABOUT)	45 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B12	METER ROOM	4 m <sup>2</sup> (ABOUT)	4 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>241 m<sup>2</sup> (ABOUT)</b>	<b>241 m<sup>2</sup> (ABOUT)</b>	



**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

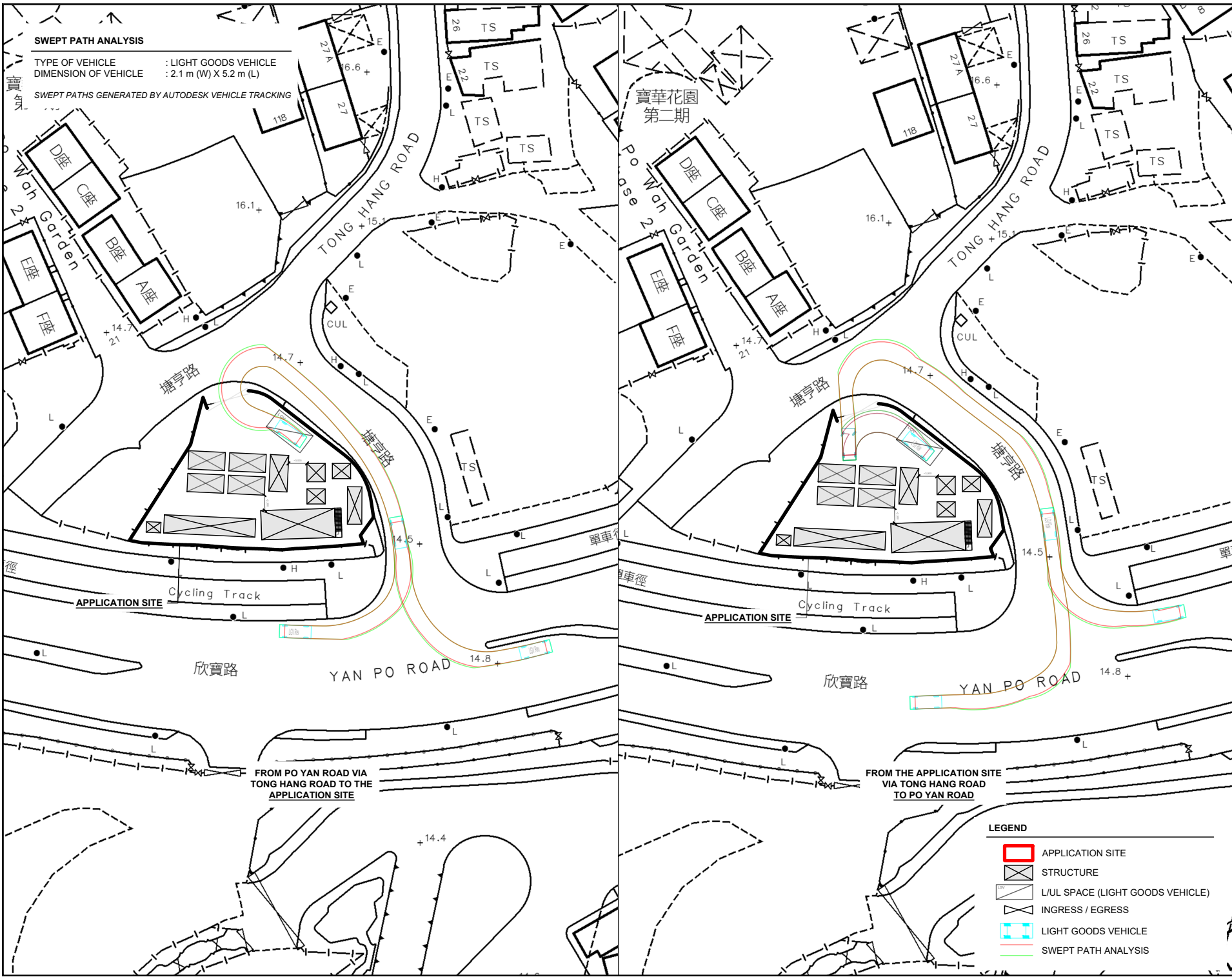
CHECKED BY	DATE

APPROVED BY	DATE

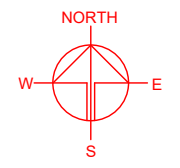
DWG. TITLE

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