

Our Ref. : DD115 Lot 234 RP
Your Ref. : TPB/A/YL/324

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

By Email

13 February 2025

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone,
Lot 234 RP in D.D. 115, Tung Tau Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL/324)

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 [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

(Attn.: Ms. Carmen CHEUNG
(Attn.: Ms. Momo CHOW

email: ckkcheung@pland.gov.hk)
email: mhcchow@pland.gov.hk)

Responses-to-Comments

**Proposed Temporary Shop and Services with Ancillary Facilities
for a Period of 6 Years in “Village Type Development” Zone,
Lot 234 RP in D.D. 115, Tung Tau Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL/324)

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

Public Safety

- Restricted operation hours (i.e. 08:00 – 22:00 daily, including public holiday) will take place at the application site (the Site) during the planning approval period. The applicant will strictly follow the proposed scheme to maintain the tranquil environment of the nearby locals.

Sewage Treatment

- During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under the ‘Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) No. 1/23’ for sewage treatment at the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.

Waste Disposal

- Garbage or other form of waste will be taken away by staff to the nearest public refuse collection point regularly by the use of trolleys.

Traffic Impact

- No parking or loading/unloading space will be provided at the Site. For the logistic arrangement, only one light goods vehicle will be deployed for delivery of larger items at non-peak hours of the day for approximately 10 mins at the local access on the basis that it will not affect traffic flow. Adverse traffic impact to the local access and public road is therefore not anticipated.

- (ii) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of the Commissioner for Transport (C for T) (Contact Person: Ms. Sarita CHAN; Tel: 2399 2191)		
(a)	Please clarify if there is any vehicular access for the site, if affirmative, please indicate the width of the aisle, the site entrance and the vehicular access leading to the subject site;	No vehicular access will be proposed for the Site. As the Site is in close vicinity to the public transport service (i.e. approximately 30m north

		<p>of the Yuen Long MTR Station), staff and visitors are required to access the Site by using public transport then walk to the Site. No parking space is provided at the Site.</p>												
(b)	<p>Please advise the access arrangement and trip generation/attraction during construction period.</p>	<p>Crane trucks will be deployed for transportation of containers during the construction stage. It is estimated that not more than 4 trips will be generated and attracted by the Site per day during non-peak hours, details are as follows:</p> <table border="1" data-bbox="810 689 1370 936"> <thead> <tr> <th>Time Period</th> <th>Trip Generation</th> <th>Trip Attraction</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>11:00 – 12:00</td> <td>1</td> <td>1</td> <td>2</td> </tr> <tr> <td>14:00 – 15:00</td> <td>1</td> <td>1</td> <td>2</td> </tr> </tbody> </table> <p>As number of vehicular trips generated and attracted by the proposed development is minimal, adverse traffic impact to nearby road network should not be anticipated.</p>	Time Period	Trip Generation	Trip Attraction	Total	11:00 – 12:00	1	1	2	14:00 – 15:00	1	1	2
Time Period	Trip Generation	Trip Attraction	Total											
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14:00 – 15:00	1	1	2											
(c)	<p>The captioned site is connected to Long Yat Road via a local track which is not managed by Transport Department. The land status of the local track should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local track should be clarified with the relevant lands and maintenance authorities accordingly.</p>	<p>Noted.</p>												