
寄件者: charlie.tsui [REDACTED]
寄件日期: 2026年07月17日星期五 10:37
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND; [REDACTED]
主旨: S.16 Planning Application No. A/YL-KTN/1240 - Submission of Further Information
附件: A_YL-KTN_1240_FI1_Attachment.pdf
類別: Internet Email

Your Ref.: TPB/A/YL-KTN/1240

Dear Sir/Madam,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)
Temporary Place of Recreation, Sports or Culture for a Period of 5 Years at
Lot 1634 RP (Part) in D.D. 107 and Adjoining Government Land, Sha Po Tsuen, Kam Tin, Yuen Long, New
Territories
(Planning Application No. A/YL-KTN/1240)**

Submission of Further Information

Reference is made to the captioned planning application and comments from Fanling, Sheung Shui and Yuen Long East District Planning Office of the Planning Department received on 13.7.2026.

The main structure A1 as shown on the revised layout plan (**see attachment**) is primarily used for recreation room purpose, which involves recreational activities such as preparation of decorations for traditional festivals, practicing dances and rituals, etc. During non-festival days, the recreation room is also open to the residents of Sha Po Tsuen for communal activities like playing card games, chess, mahjong, etc.

The application site is not fenced off so as to create a sense of welcoming to villagers and visitors. Since there are public facilities, such as refuse collection point, public convenience and a basketball court to the west and southwest of the site, the open-air area of the site will be used as 24-hours public passageway for villagers to pass through. Shall there be any special event that may take up the space, temporary fencing like 1.2m high chain barrier will be set up to distinguish the site from surrounding and protect the users within the site.

Should you have any queries or require further clarification, please do not hesitate to contact the undersigned at [REDACTED]. Thank you.

Yours faithfully,
Charlie TSUI

Town Planner

Tensor Planning and Surveying Limited

Direct Line:

Fax:

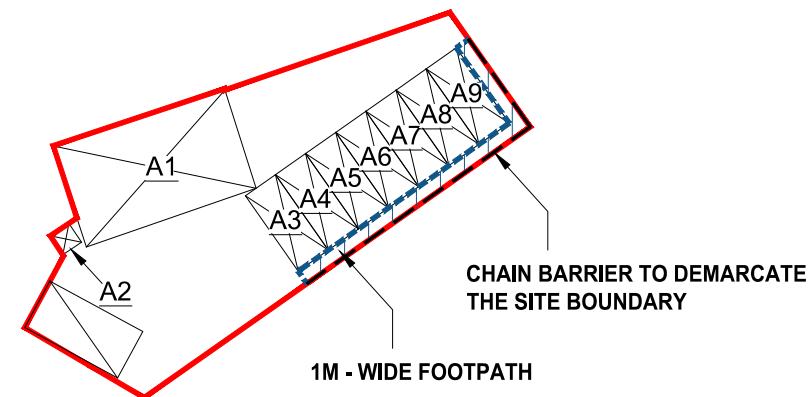
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	:	428 m ²	(ABOUT)
COVERED AREA	:	190 m ²	(ABOUT)
UNCOVERED AREA	:	238 m ²	(ABOUT)
PLOT RATIO	:	0.4	(ABOUT)
SITE COVERAGE	:	44%	(ABOUT)
NO. OF STRUCTURE	:	9	
DOMESTIC GFA	:	NOT APPLICABLE	
NON-DOMESTIC GFA	:	190 m ²	(ABOUT)
TOTAL GFA	:	190 m ²	(ABOUT)
BUILDING HEIGHT	:	4 m	(NOT MORE THAN)
NO. OF STOREY	:	1	(NOT MORE THAN)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
A1	RECREATION ROOM, OFFICE AND COMMUNAL HUB	83 m ² (ABOUT)	83 m ² (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
A2	ELECTRICITY METER ROOM	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (NOT MORE THAN) (1-STOREY)
A3	STORE ROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (NOT MORE THAN) (1-STOREY)
A4	STORE ROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (NOT MORE THAN) (1-STOREY)
A5	STORE ROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (NOT MORE THAN) (1-STOREY)
A6	STORE ROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (NOT MORE THAN) (1-STOREY)
A7	STORE ROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (NOT MORE THAN) (1-STOREY)
A8	STORE ROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (NOT MORE THAN) (1-STOREY)
A9	STORE ROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (NOT MORE THAN) (1-STOREY)
TOTAL		190 m ² (ABOUT)	190 m ² (ABOUT)	

PARKING AND LOADING/ UNLOADING PROVISIONS

NO. OF LIGHT GOODS VEHICLES L/UL SPACE : 1
DIMENSIONS OF L/UL SPACE : 7 m (L) X 3.5 m (W)

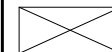


- ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
- DO NOT SCALE DRAWING

LEGEND



APPLICATION SITE



STRUCTURE



L/UL SPACE
(Light Goods Vehicles)
3.5 m (W) X 7 m (L)

-	LAYOUT PLAN	16 JUL 2020

REVISION

	name	-
drawn		DATE
checked	-	DATE
approved	-	DATE

contract no. —

project no. PD107

TITLE :
TEMPORARY PLACE OF RECREATION, SPORTS
OR CULTURE WITH ANCILLARY FACILITIES FOR A
PERIOD OF 5 YEARS

SITE LOCATION :
LOTS 1634 PR (PART) IN D.D. 107, SHA PO
TSUEN, YUEN LONG, NEW TERRITORIES

drawing title.

LAYOUT PLAN

drawing no.	rev.	scale
PLAN 1	-	N.T.S.

