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寄件日期: 2026年07月13日星期一 14:53
收件者: Ivan Sze Yuet FUNG/PLAND; tpbpd/PLAND
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主旨: [SI] Planning Application No. A/YL-KTN/1255 - Submission of Supplementary Information
類別: Internet Email

Your Ref.: TPB/A/YL-KTN/1255

Dear Ivan,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)
Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Parking of Vehicles for a Period of 5
Years
in “Comprehensive Development Area” Zone at Various Lots in D.D. 104 and Adjoining Government Land, Long
Ha, Yuen Long, New Territories
(Planning Application No. A/YL-KTN/1255)
Submission of Supplementary Information**

Further to our tele-conversation earlier, please find the following supplementary information for the captioned s.16 Planning Application for your consideration:

Despite previous planning application No. A/YL-KTN/1009 is still valid until 24.8.2026, the applicant has reviewed the business demand/ operational model and revised the development parameters which reflects his latest intention and the latest condition of the Site. Compared with the previous application submitted by the same applicant, the current proposal mainly involves increase in total gross floor area, site coverage, number of structures and ancillary parking spaces for private car. Moreover, the applied use of the subject application involves ancillary parking of vehicles which emphasis its function to support the visitors to park and charge their electric vehicle upon visit to the Site. In addition, the current application is to facilitate the Short-Term Waiver Application for the captioned use, thus a fresh application is submitted to the Town Planning Board. Please find the following table of the comparison of the major development parameters of the current application and the last approved application.

Major Development maters	Approved Scheme under Application No. A/YL-KTN/1009	Applied Scheme under current application	Differences
Use	Proposed Temporary Shop and Services (Vehicle Showroom) with Ancillary	Temporary Shop and Services (Motor- vehicle Showroom) with Ancillary	N/A

	Facilities for a Period of Five Years	Parking of Vehicles for a Period of 5 Years	
Site Area (about)	3,963m ²	3,967m ²	+4m ² (+0.1%)
Total Gross Floor Area (about)	1,197m ²	2,013m ²	+816m ² (+68.2%)
Site Coverage	30%	51%	+21%
No. of Structures	6	8	+2 (+33.3%)
BH	Not more than 10m	Not more than 3.5m	-6.5m (-65%)
Parking Space for Private Car	5	9	+4 (+80%)
Loading/Unloading Space for LGV	3	2	-1 (-33.3%)
Loading/Unloading Space for MGW	3	0	-3 (-100%)

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

Best regards,

Tiffany HUI

Town Planner

Tensor Planning and Surveying Limited

Direct Line: [REDACTED] Fax: [REDACTED]

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