
寄件者: tiffany.hui [REDACTED]
寄件日期: 2026年08月31日星期一 18:07
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND; woody.lin [REDACTED]
主旨: S.16 Planning Application No. A/YL-KTN/1255 - Submission of Further Information (2)
附件: A_YL-KTN_1255_FI2_Attachment 1_RtoC.pdf; A_YL-KTN_1255_FI2_Revised Plan 1.pdf; A_YL-KTN_1255_FI2_Revised Plan 2.pdf; A_YL-KTN_1255_FI2_Revised Plan 3.pdf; A_YL-KTN_1255_FI2_Revised Plan 4.pdf

類別: Internet Email

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

Dear Sir/Madam,

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
(Planning Application No. A/YL-KTN/1255)

Submission of Further Information (2)

Reference is made to the captioned planning application and the departmental comments received via email from the Planning Department on 6.8.2026, 11.8.2026 and 13.8.2026.

In response to the concerned departmental comments, we are pleased to submit further information including the following documents for your consideration:

Attachment 1 – Responses-to-Comments Table

Plan 1 – Revised Layout Plan

Plan 2 – Revised Location Plan

Plan 3 – Revised Land Status Plan

Plan 4 – Revised Swept Path Analysis Plan

The applicant has amended the application boundary to exclude the Government Land (GL) in view of WSD’s comments (**see attachments**), as a result, the size of proposed structure B2 and existing structure B3 have been slightly adjusted. Moreover, in response to the concern raised by your office, the size of proposed structure B4 has been slightly reduced to preserve the existing trees along the eastern boundary. The applicant has also included the existing electric meter room (structure B9) which is about 2m² on the plan to better reflect the latest condition of the Site. Please find the following table of the comparison of the major development parameters of the current and previous submitted scheme for reference.

Major Development maters	Previous Scheme	Current Scheme	Differences
Application Site Area (about)	3,967m ²	3,722m ²	-245 (-6.2%)
Total Gross Floor Area (about)	2,013m ²	1,684m ²	-329 (-16.3%)
Plot Ratio (about)	0.51	0.45	-0.06 (-11.8%)
Site Coverage (about)	51%	45%	-6% (-11.8%)
No. of Structures	8	9	+1 (+12.5%)
BH	Not more than 3.5m	Not more than 3.5m	No Change
Parking Space for Private Car	9	9	No Change
Loading/Unloading Space for LGV	2	2	No Change

As the case will be scheduled for consideration by the TPB on 23.10.2026, the applicant would like to forego the rest of the specified period after the scheduled meeting for submission of further information. 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

[REDACTED]

[REDACTED]

Attachment 1 - Response-to-Comments Table

No.	Comments	Responses
1	Water Supplies Department, Construction Division (Contact Person: Mr. H. Y. HO), dated 6.8.2026 (a) WSD's works under the Simplified Temporary Land Allocation (STLA) reference number STLA-TYL 946 will be affected by the application site.	Noted. As shown on the revised Plan 1 to Plan 4, the applicant has excluded the Government Land (GL) as part of the WSD's works under the STLA reference number STLA-TYL 946.
2	Lands Department (Contact Person: Mr. WONG Yu Chun), dated 11.8.2026 (a) I must point out that the following irregularities covered by the subject planning application have been detected by this office: <u>Unauthorised structure(s) within the said private lot covered by the planning application</u> LandsD has reservation on the planning application since there is/are unauthorized structure(s) or uses on the Lot No. 3359 RP in D.D, 104 which is already subject to lease enforcement actions	Noted. The applicant will apply for a Short Term Waiver (STW) to rectify the structures erected within the private lot. In addition, the applicant has excluded the GL portion (about 243m²) within the application site. Please refer to the revised Plan 1 to Plan 4 for reference.

Planning Application No. A/YL-KTN/1255
Further Information (2)

	according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD. No permission is given for occupation of Government Land (about 243m² as mentioned in the application form) included in the application site. Any occupation of GL without Government's prior approval is an offence under Cap. 28. If the planning application is approved, the STW holder(s) will need to apply to this office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to this office for a Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit the structure(s) erected within the said private lot(s) and the occupation of the GL. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent 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.	
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3	Electrical and Mechanical Services Department (Contact Person: WONG Tsung-yin, Jeremy), dated 13.8.2026 1. Please note that there is a high pressure underground town gas pipe running along San Tam Road near the application site.	Noted.
	2. If excavation works are to be conducted for this application, as a general reminder, the applicant shall liaise with The Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the works site and any required minimum set back distance away from them.	Noted.
	3. Please observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference. The webpage address is: https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf	Noted.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	:	3,722 m ²	(ABOUT)
COVERED AREA	:	1,684 m ²	(ABOUT)
UNCOVERED AREA	:	2,038 m ²	(ABOUT)

PLOT RATIO	:	0.45	(ABOUT)
SITE COVERAGE	:	45%	(ABOUT)

NO. OF STRUCTURE	: 9
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 1,684 m ² (ABOUT)
TOTAL GFA	: 1,684 m ² (ABOUT)

BUILDING HEIGHT : 3.5 m (NOT MORE THAN)
NO. OF STOREY : 1 (NOT MORE THAN)

STRUCTURE	USE	COVERED AREA		GFA		BUILDING HEIGHT	
*B1	SHOP AND SERVICES (VEHICLE SHOWROOM)	99 m ²	(ABOUT)	99 m ²	(ABOUT)	3.5 m	(NOT MORE THAN) (1-STOREY)
B2	SHOP AND SERVICES (VEHICLE SHOWROOM)	620 m ²	(ABOUT)	620 m ²	(ABOUT)	3.5 m	(NOT MORE THAN) (1-STOREY)
*B3	SHOP AND SERVICES (VEHICLE SHOWROOM)	142m ²	(ABOUT)	142 m ²	(ABOUT)	3.5 m	(NOT MORE THAN) (1-STOREY)
B4	SHOP AND SERVICES (VEHICLE SHOWROOM)	592 m ²	(ABOUT)	592 m ²	(ABOUT)	3.5 m	(NOT MORE THAN) (1-STOREY)
*B5	SITE OFFICE AND WASHROOM	207 m ²	(ABOUT)	207 m ²	(ABOUT)	3.5 m	(NOT MORE THAN) (1-STOREY)
*B6	E&M FACILITY	15 m ²	(ABOUT)	15 m ²	(ABOUT)	2 m	(NOT MORE THAN) (1-STOREY)
*B7	ELECTRIC METER ROOM	3 m ²	(ABOUT)	3 m ²	(ABOUT)	2 m	(NOT MORE THAN) (1-STOREY)
*B8	ELECTRIC METER ROOM	4 m ²	(ABOUT)	4 m ²	(ABOUT)	2 m	(NOT MORE THAN) (1-STOREY)
*B9	ELECTRIC METER ROOM	2 m ²	(ABOUT)	2 m ²	(ABOUT)	2 m	(NOT MORE THAN) (1-STOREY)
TOTAL		1,684m ² (ABOUT)		1,684m ² (ABOUT)			

**STRUCTURES B1, B3, B5, B6, B7, B8 AND B9 ARE EXISTING STRUCTURES, WHILE STRUCTURES B2 AND B4 ARE PROPOSED STRUCTURES.*

INTERNAL TRANSPORT FACILITIES

NO. OF PRIVATE CAR PARKING SPACE : 9
DIMENSIONS OF PARKING SPACE : 5 m (L) X 2.5 m (W)

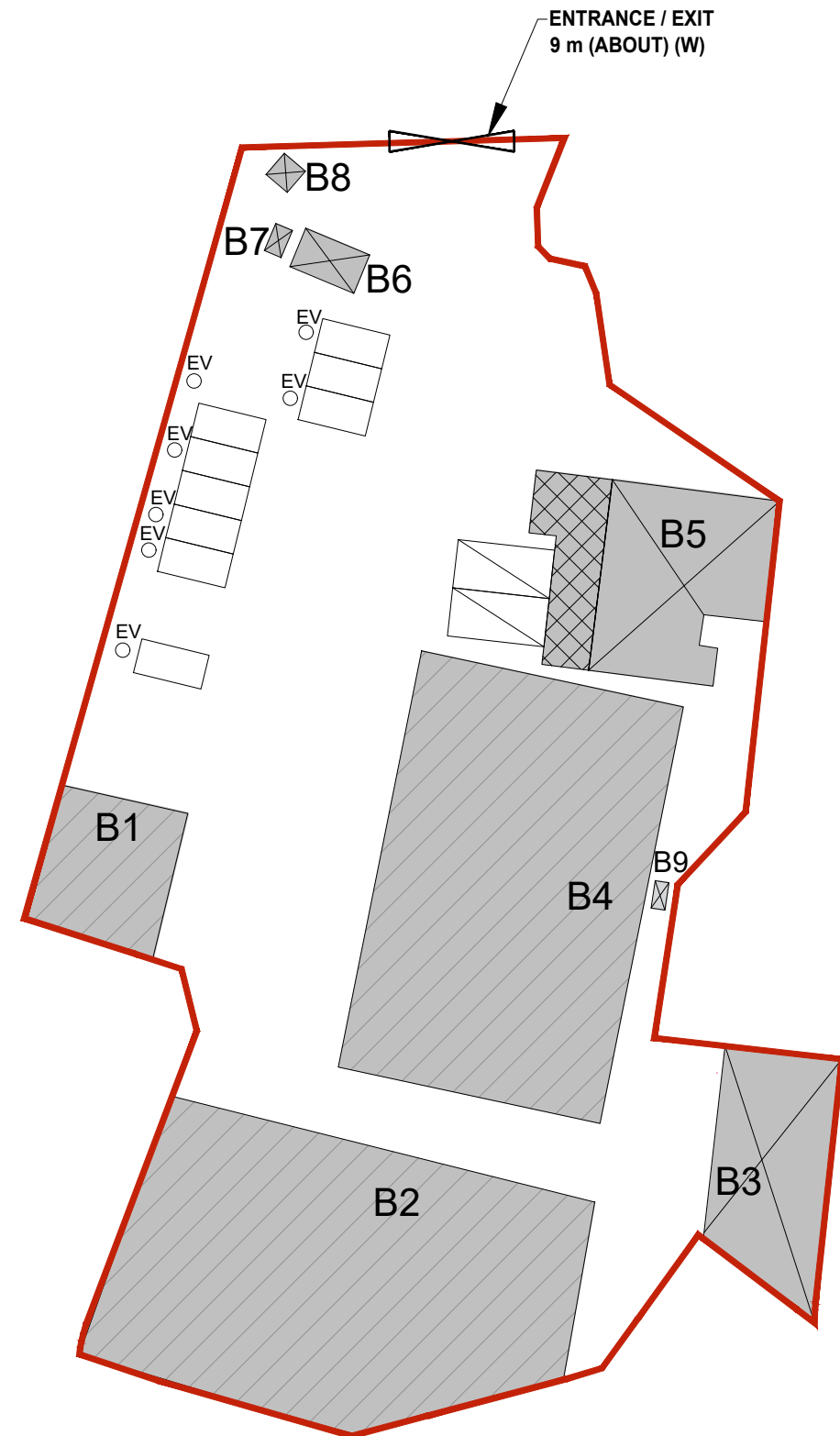
NO. OF LIGHT GOODS VEHICLES L/UL SPACE : 2
DIMENSIONS OF L/UL SPACE : 7 m (L) X 3.5 m (W)



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

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	STRUCTURE (OPEN SHED)
	PARKING SPACE 2.5 m (W) X 5 m (L)
	L/U/L SPACE (Light Goods Vehicles) 3.5 m (W) X 7 m (L)
	ENTRANCE / EXIT
	ELECTRIC VEHICLE CHARGING STAND



—	LAYOUT PLAN	17 JUN 2026

REVISION		
	name	
drawn	CY	- DATE
checked	-	- DATE
approved	-	- DATE

contract no. -

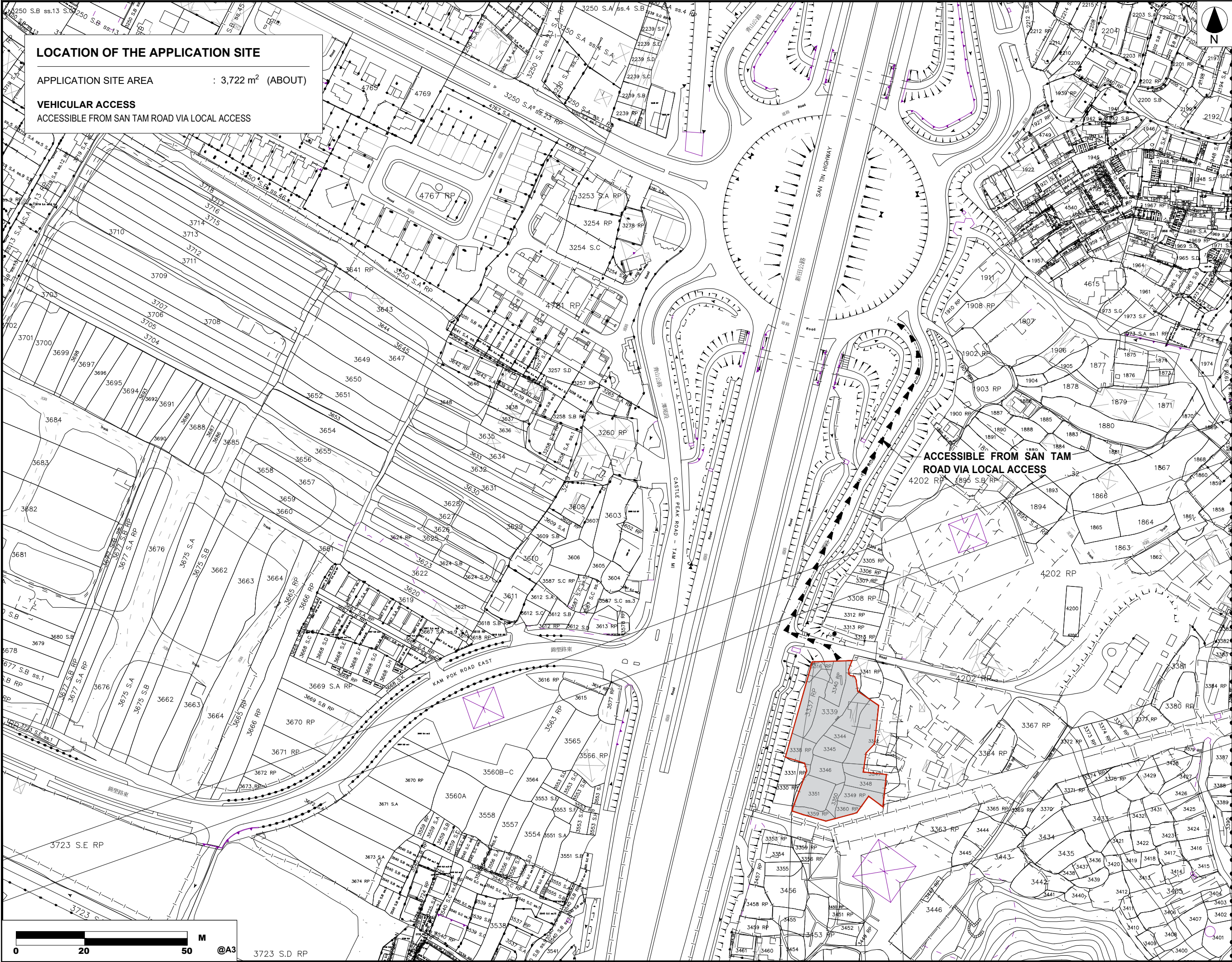
project no.

TITLE :
TEMPORARY SHOP AND SERVICES
(MOTOR-VEHICLE SHOWROOM) WITH ANCILLARY
PARKING OF VEHICLES FOR A PERIOD OF 5
YEARS

SITE LOCATION :
VARIOUS LOTS IN D.D. 104 AND
ADJOINING GOVERNMENT LAND, LONG
HA, SAN TIN, YUEN LONG, NEW
TERRITORIES

drawing title.
LAYOUT PLAN

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



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,722 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA LOCAL ACCESS

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

LEGEND

- APPLICATION SITE
- ACCESS ROUTE

LAYOUT PLAN 10 JUN 2026

REVISION	name	DATE
drawn	CY	-
checked	-	DATE
approved	-	DATE
contract no.	-	
project no.	-	

TITLE :
TEMPORARY SHOP AND SERVICES
(MOTOR-VEHICLE SHOWROOM) WITH ANCILLARY
PARKING OF VEHICLES FOR A PERIOD OF 5
YEARS

SITE LOCATION :
VARIOUS LOTS IN D.D. 104 AND
ADJOINING GOVERNMENT LAND, LONG
HA, SAN TIN, YUEN LONG, NEW
TERRITORIES

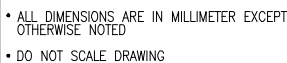
LOCATION PLAN
drawing title.
drawing no. PLAN 2
rev. scale
- N.T.S.

LAND STATUS	
APPLICATION SITE AREA	: 3,722 m ² (ABOUT)
AREA OF PRIVATE LAND	: 3,722 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: N.A.

LAND STATUS	
APPLICATION SITE AREA	: 3,722 m ² (ABOUT)
AREA OF PRIVATE LAND	: 3,722 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: N.A.

LAND STATUS	
APPLICATION SITE AREA	: 3,722 m ² (ABOUT)
AREA OF PRIVATE LAND	: 3,722 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: N.A.

LAND STATUS	
APPLICATION SITE AREA	: 3,722 m ² (ABOUT)
AREA OF PRIVATE LAND	: 3,722 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: N.A.



LEGEND

	APPLICATION SITE
	PRIVATE LAND
	GOVERNMENT LAND

 APPLICATION SITE

 PRIVATE LAND GOVERNMENT LAND

-	LAYOUT PLAN	10 JUN 20
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REVISION		
	name	
drawn	CY	DATE
checked	-	DATE
approved	-	DATE

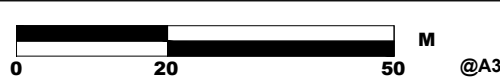
contract no. –
project no.

TITLE :
TEMPORARY SHOP AND SERVICE
(MOTOR-VEHICLE SHOWROOM) WITH ANCILLARY
PARKING OF VEHICLES FOR A PERIOD OF
YEARS

SITE LOCATION :
VARIOUS LOTS IN D.D. 104 AND
ADJOINING GOVERNMENT LAND, LONG
HA, SAN TIN, YUEN LONG, NEW
TERRITORIES

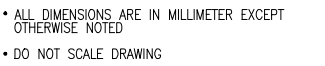
drawing title.
LAND STATUS PLAN

drawing no.	rev.	scale
PLAN 3	-	N.T.S.



TYPE OF VEHICLE	: LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE	: 2.3 m (W) X 6.45 m (L)
WIDTH IN ENTRANCE / EXIT	: 10 m (ABOUT)

SWEPT PATH GENERATED BY AUTODESK VEHICLE TRACKING



	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	STRUCTURE (OPEN SHED)
	PARKING SPACE 2.5 m (W) X 5 m (L)
	L/UL SPACE (Light Goods Vehicles) 3.5 m (W) X 7 m (L)
	ENTRANCE / EXIT
	ELECTRIC VEHICLE CHARGING STAND

-	LAYOUT PLAN				17 JUN 2026
REVISION					
		name			
drawn	CY		-	DATE	
checked	-			DATE	
approved	-		-	DATE	
contract no. -					
project no.					
TITLE :					
TEMPORARY SHOP AND SERVICES (MOTOR-VEHICLE SHOWROOM) WITH ANCILLARY PARKING OF VEHICLES FOR A PERIOD OF 5 YEARS					
SITE LOCATION :					
VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, SAN TIN, YUEN LONG, NEW TERRITORIES					
drawing title.					
SWEEP PATH PLAN					
drawing no.				rev.	scale
PLAN 4				-	N.T.S.