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收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND
主旨: Planning Application No. A/YL-KTN/1270 - Submission of Supplementary Information
附件: A_YL-KTN_1270_s16 form replacement page_4.8.2026.pdf; A_YL-KTN_1270_Planning Statement_6.8.2026.pdf; A_YL-KTN_1270_Plan 3 Layout Plan_6.8.2026.pdf

類別: Internet Email

Dear Sir/Madam,

Attached please find our updated documents to replace a page of s.16 application form, planning statement (Appendix I) and Layout Plan (Plan 3) for the captioned application. Thank you.

Regards,
Alan Poon

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[Goldrich Planners and Surveyors Ltd.](#)

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		1 Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括) ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括) ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	0.4 % ☒ About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數 <u>5</u>	
	Private Car Parking Spaces 私家車車位 <u>3</u> Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 <u>2</u> Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____ Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. 鄧銘飛 (“the Applicant”) in support of the planning application for ‘Proposed Temporary Shop and Services (Vehicle Showroom) for a period of 5 years’ (“the Proposed Development”) at Lots 179 and 182 in D.D. 109, Kam Tin, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lots 179 and 182 in D.D. 109, Kam Tin, Yuen Long, New Territories. The Site is accessible from Chi Ho Road via a local track leading to the ingress to its east.
3. The site area is about 3,616 m². No Government Land is involved.

Planning Context

4. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
5. The planning intention of the “V” zone is to reflect existing recognised and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Other commercial, community and recreational uses may be permitted on application to the Board.
6. According to the Notes of the OZP, ‘Shop and Services’ use is a Column 2 use within the “V” zone on the OZP requiring planning permission from the Board.
7. Provided that the structure of the Proposed Development is temporary in nature, approval of the application on a temporary basis for a period of 5 years would not frustrate the long-term planning intention of the “V” zone.

Development Parameters

8. The following table summarises the details of the structure on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Shop and Services (office, reception and storage)	15	15	3	1
Total		<u>15</u>	<u>15</u>		
		Plot Ratio	Site Coverage		
		0.004	0.4%		

9. The proposed vehicle showroom provides a venue for the display of new and/or second-hand private cars and light goods vehicles for sale. Vehicles will be placed in the outdoor vehicle showroom area.
10. Operation hours are from 9 a.m. to 6 p.m. daily (including Sundays and public holidays). Customers are required to make prior reservation before visiting the Site.
11. The Site is accessible by vehicles from Chi Ho Road via a local track. 3 nos. of parking space for private cars and 2 no. of parking space for light goods vehicle (LGV) are proposed at the Site for the daily operation of the Proposed Development. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).

Mode of Operation

12. The site operates on a "By Appointment Only" basis. Customers are required to make prior reservations before visiting the site.
13. The proposed vehicle showroom provides a venue for displaying new and/or second-hand vehicles for sale.
14. Maximum of 149 private cars/light goods vehicles (mix of licensed or unlicensed vehicles) will be displayed at the site.
15. Display licensed vehicles will be driven to the site individually or delivered to the site by single vehicle tow truck, and unlicensed vehicles will be delivered to the site by single vehicle tow truck during non-peak hours.
16. The site is adjacent to villages where local residents rely heavily on private vehicles, generating a huge demand for vehicle sales services.
17. Vehicles are displayed outdoor due to fast sales turnover. It will not affect the quality of the vehicles.
18. The container converted shop and services serves as a sales office and reception for customer registration, inquiries, processing sales agreements, and storage of tools for daily maintenance of the site.

Similar Applications

12. There are similar applications approved by the Rural and New Town Planning Committee ("the Committee") within the "V" zone on the OZP in the past 3 years:
13. The similar applications were approved by the Committee on considerations that temporary approval would not frustrate the long-term planning intention of the "V" zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.

14. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

15. The Proposed Development involves the erection of single-storey temporary structure. The applied use is considered not incompatible with surrounding land uses intermixed with vacant land and residential structures. Adverse visual and landscape impacts to the surrounding areas are not anticipated.

Drainage

16. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development after the planning approval has been granted from the Board. The Applicant will proceed to implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

17. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Traffic

18. The average trip attraction and generation rates are expected as follows:

	Attractions	Generations
09:00 – 10:00	0	0
10:00 – 11:00	1	0
11:00 – 12:00	1	1
12:00 – 13:00	0	1
13:00 – 14:00	1	0
14:00 – 15:00	1	2
15:00 – 16:00	2	0
16:00 – 17:00	0	1
17:00 – 18:00	0	1
Total Trips	<u>6</u>	<u>6</u>

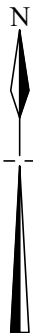
19. Given the Proposed Development is a showroom in nature, the operation of the business will not involve frequent loading/unloading activities. No significant increase in traffic flow will be induced. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.

20. 3 nos. of parking space for private cars and 2 no. of parking space for LGV are proposed at the Site for the daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plan 4**).

Environment

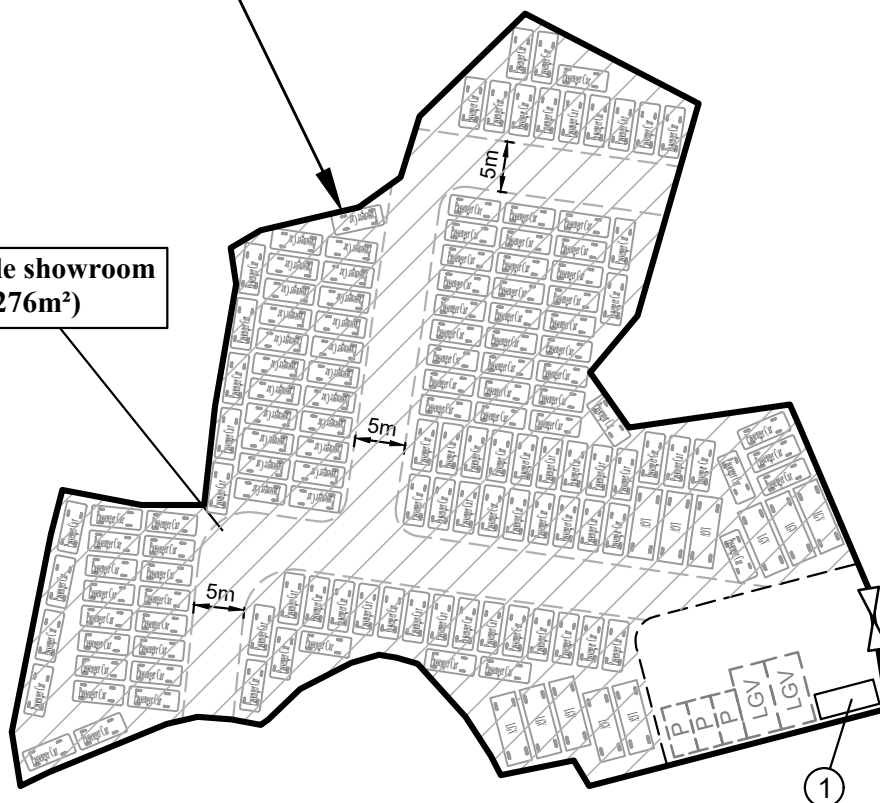
21. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
22. The Proposed Development is intended for displaying vehicles for sale only. Given that no active movement of vehicles within the Site is expected. Besides, no public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

- End -

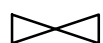


Application Site

Outdoor Vehicle showroom
(about 3,276m²)



Legend



Vehicular Ingress / Egress



**Parking space for private cars
(5m (L) x 2.5m (W))**



**Parking space for light goods vehicle
(7m (L) x 3.5m (W))**

Site Area(about): 3,616m²

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Shop and Services (Office, reception and storage)	<u>15 m²</u>	<u>15 m²</u>	1	3m
Total		<u>15 m²</u>	<u>15 m²</u>		

1:750

Layout Plan

**Goldrich Planners &
Surveyors Ltd.**

June 2026

Lots 179 and 182 in DD.109

**Plan 3
(P 26026)**