

2025年 3月 2 8日

Appendix I of RNTPC
Paper No. A/YL-KTN/1102A

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 28 MAR 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2500383 19/2 by hand

Form No. S16-III 表格第 S16-III 號

| | | |
|---------------------------------|-------------------------|---------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/YL-KTN/1102 |
| | Date Received 收到日期 | 28 MAR 2025 |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

KAM FOOK CONSULTANT COMPANY

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

3. Application Site 申請地點

| | |
|--|---|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用) | LOT NOS. 3307RP(PART), 3308RP(PART), 3312RP AND 3313RP IN D.D. 104, LONG HA, YUEN LONG, NEW TERRITORIES |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 962.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 247.16 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | NIL sq.m 平方米 <input type="checkbox"/> About 約 |

| | |
|--|--|
| (d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 | APPROVED KAM TIN NORTH OUTLINE ZONING PLAN (OZP) NO. S/YL-KTN/11 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "CDA" |
| (f) Current use(s) 現時用途 | OPEN STORAGE (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上(請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)".
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)".
已取得 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情

| No. of 'Current Land Owner(s)' 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址 | Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年) |
|---|--|--|
| | | |
| | | |
| | | |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

| Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料 | | |
|---|--|---|
| No. of 'Current Land Owner(s)' 「現行土地擁有人」數目 | Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址 | Date of notification given (DD/MM/YYYY) 通知日期(日/月/年) |
| | | |
| | | |
| | | |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on 19/2/2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&] (請見夾附的通知副本)
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 20/3/2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會[&] (請見夾附的通知副本)

Others 其他

- ☐ others (please specify)
其他 (請指明)
- _____
- _____
- _____
- _____

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

TEMPORARY SHOP AND SERVICES (SALES OF SECOND-HAND PRIVATE CAR, VEHICLE PARTS AND ACCESSORIES) WITH ANCILLARY OFFICE AND STORAGE FACILITIES FOR A PERIOD OF 3 YEARS

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月

(c) Development Schedule 發展細節表

| | | | |
|---|--------|------|---|
| Proposed uncovered land area 擬議露天土地面積 | 715.64 | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 | 247.16 | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed number of buildings/structures 擬議建築物/構築物數目 | 10 | | |
| Proposed domestic floor area 擬議住用樓面面積 | NIL | sq.m | <input type="checkbox"/> About 約 |
| Proposed non-domestic floor area 擬議非住用樓面面積 | 247.16 | sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 | 247.16 | sq.m | <input checked="" type="checkbox"/> About 約 |

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURES 1, 2, 4 & 5 (G/F): CAR SHOWROOMS (3M TO 5M IN HEIGHT)(1-STOREY)

STRUCTURES 3, 8 & 10 (G/F): OFFICE (2.6M IN HEIGHT)(1-STOREY)

STRUCTURES 6 & 7 (G/F): STORAGE (2.6M IN HEIGHT)(1-STOREY)

STRUCTURE 9 (G/F): TRANSFORMER ROOM (2.5M IN HEIGHT)(1-STOREY)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

| | |
|---|-----|
| Private Car Parking Spaces 私家車車位 | 5 |
| Motorcycle Parking Spaces 電單車車位 | NIL |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | NIL |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | NIL |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | NIL |
| Others (Please Specify) 其他 (請列明) | NIL |

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

| | |
|------------------------------------|-----|
| Taxi Spaces 的士車位 | NIL |
| Coach Spaces 旅遊巴車位 | NIL |
| Light Goods Vehicle Spaces 輕型貨車車位 | 1 |
| Medium Goods Vehicle Spaces 中型貨車車位 | NIL |
| Heavy Goods Vehicle Spaces 重型貨車車位 | NIL |
| Others (Please Specify) 其他 (請列明) | NIL |

Proposed operating hours 擬議營運時間

11A.M. TO 6P.M.DAILY (FROM MONDAY TO SUNDAY AND PUBLIC HOLIDAYS)

| | | |
|--|-------|---|
| (d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物? | Yes 是 | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) SAN TAM ROAD VIA LOCAL ACCESS ROAD |
| | No 否 | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) |

(e) Impacts of Development Proposal 擬議發展計劃的影響
(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)

| | | |
|---|-------|--|
| (i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動? | Yes 是 | <input type="checkbox"/> Please provide details 請提供詳情 |
| | No 否 | <input checked="" type="checkbox"/> |

| | | |
|--|-------|--|
| (ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? | Yes 是 | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 |
| | No 否 | <input checked="" type="checkbox"/> |

| | | | |
|--|----------------------------------|--------------------------------|---|
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響? | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |

| | |
|--|--|
| | <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|--|

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

| | |
|--|---|
| (a) Application number to which the permission relates 與許可有關的申請編號 | A/ _____ / _____ |
| (b) Date of approval 獲批給許可的日期 | (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途/發展 | |
| (e) Approval conditions 附帶條件 | <p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought 要求的續期期間 | <p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p> |

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

PLEASE REFER TO THE PLANNING STATEMENT

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

ANSON LEE

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

TOWN PLANNER

Name in Block Letters
姓名 (請以正楷填寫)Position (if applicable)
職位 (如適用)Professional Qualification(s)
專業資格☒ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他 .PIA

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章 (如適用)

Date 日期

19 FEB 2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

| | |
|--|--|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置/地址 | LOT NOS. 3307RP(PART), 3308RP(PART), 3312RP AND 3313RP IN D.D. 104, LONG HA, YUEN LONG, NEW TERRITORIES |
| Site area 地盤面積 | 962.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | APPROVED KAM TIN NORTH OUTLINE ZONING PLAN (OZP) NO. S/YL-KTN/11 |
| Zoning 地帶 | "CDA" |
| Type of Application 申請類別 | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | "TEMPORARY SHOP AND SERVICES (SALES OF SECOND-HAND PRIVATE CAR, VEHICLE PARTS AND ACCESSORIES) WITH ANCILLARY OFFICE AND STORAGE FACILITIES" FOR A PERIOD OF 3 YEARS |

| | | | |
|--|---|---|--|
| (i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 247.16 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.257 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks 幢數 | Domestic 住用 | | |
| | Non-domestic 非住用 | 10 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) | |
| | Non-domestic 非住用 | 2.5 TO 5 m 米 <input type="checkbox"/> (Not more than 不多於) | |
| | | 1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) | |
| (iv) Site coverage 上蓋面積 | 25.7 % <input checked="" type="checkbox"/> About 約 | | |
| (v) 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 | | 5 |
| | Private Car Parking Spaces 私家車車位 | | 5 |
| | Motorcycle Parking Spaces 電單車車位 | | NIL |
| | Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | | NIL |
| | Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | | NIL |
| | Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 | | NIL |
| | Others (Please Specify) 其他 (請列明) | | NIL |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | | 1 |
| | Taxi Spaces 的士車位 | | NIL |
| | Coach Spaces 旅遊巴車位 | | NIL |
| | Light Goods Vehicle Spaces 輕型貨車車位 | | 1 |
| | Medium Goods Vehicle Spaces 中型貨車位 | | NIL |
| | Heavy Goods Vehicle Spaces 重型貨車車位 | | NIL |
| | Others (Please Specify) 其他 (請列明) | | NIL |

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

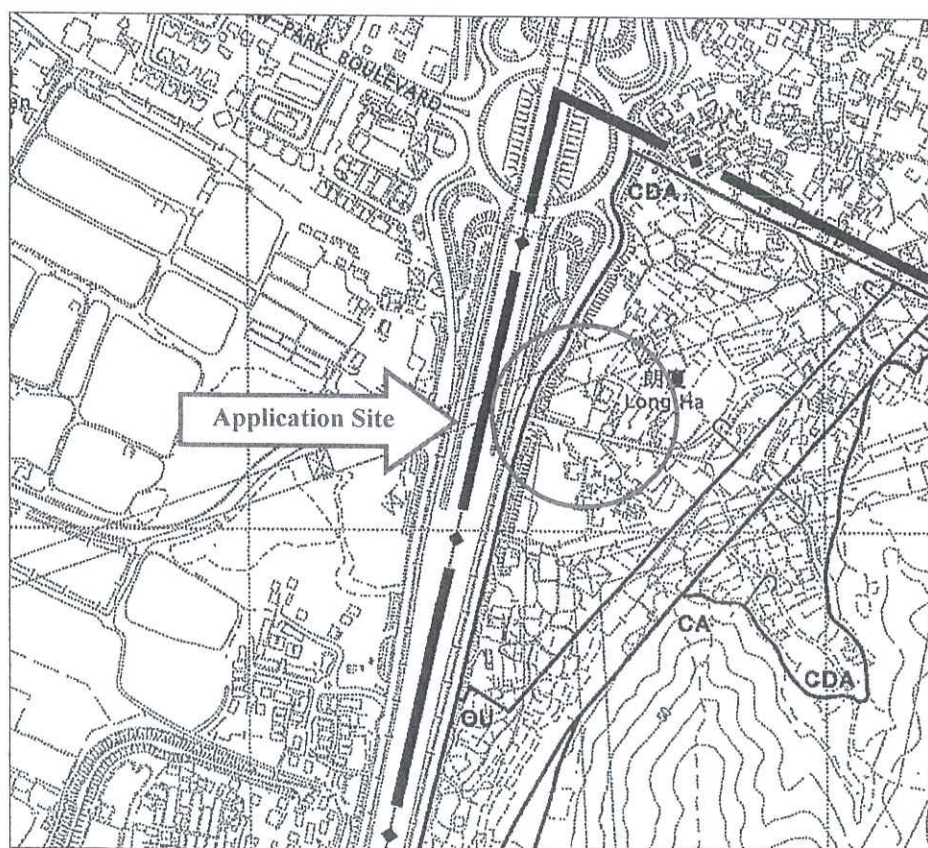
| | Chinese 中文 | English 英文 |
|---|--------------------------|-------------------------------------|
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Location Plan, Site Plan (Lot Index Plan), Extract of Approved Kam Tin North | | |
| OZP and Swept Path Plan | | |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領／理據 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input type="checkbox"/> |

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.
 註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
“Temporary Shop and Services (Sales of Second-Hand Private Car,
Vehicle Parts and Accessories)
with Ancillary Office and Storage Facilities”
Lots 3307RP(Part), 3308RP(Part), 3312RP and 3313RP in D.D. 104
Long Ha, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

February 2025

EXECUTIVE SUMMARY

The Application Site (“the Site”) comprises Lot Nos. 3307RP(Part), 3308RP(Part), 3312RP and 3313RP in D.D. 104, Long Ha, Yuen Long, New Territories. It is located opposite to the previous Mission Hills Car Park. The Site is applied for “Temporary Shop and Services (Sales of Second-Hand Private Car, Vehicle Parts and Accessories) with Ancillary Office and Storage Facilities” use for a period of 3 years. The Site has an area of about 962.8m². In accordance with the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 dated 15.12.2023, the Site falls within an area zoned “Comprehensive Development Area” (“CDA”).

The Site was the subject of previous Planning Application Nos. A/YL-KTN/292, A/YL-KTN/326, A/YL-KTN/393, A/YL-KTN/492 and A/YL-KTN/634 for the use of temporary private car park between 2008 and 2021. It was also the subject of previous Planning Application Nos. A/YL-KTN/788 and A/YL-KTN/874 approved on 6.5.2022 and 31.3.2023 for the use of “Temporary Retail Shop, Wholesale Trade and Ancillary Storage of Dried Food Products” and “Temporary Shop and Services, Wholesale Trade of Food Products and Ancillary Storage Facilities” respectively.

The subject application for planning permission is justified on the following grounds: 1) Not Jeopardize the Long-term Planning Intention; 2) Previous Planning Permissions for Similar Nature; 3) Compatible with the Surrounding Land Uses; 4) Recent Planning Permissions for Commercial Use Near the Site; 5) No Adverse Landscape Impact; and 6) No Adverse Traffic Impact.

申請摘要

申請場地乃新界元朗朗廈丈量約份104約地段第3307號餘段(部份)、第3308號餘段(部份)、第3312號餘段及第3313號餘段。申請場地位於前觀欄湖停車場對面。現申請用作三年「臨時商店及服務行業(易手私家車、汽車零件及配件銷售)連附屬辦公室及貯存設施」用途。申請地段佔地約962.8平方米。是項申請地段位於錦田北分區計劃大綱核准圖編號S/YL-KTN/11(於2023年12月15日發表)內之「綜合發展區」地帶。

申請場地乃早前獲批准的規劃申請編號：A/YL-KTN/292、A/YL-KTN/326、A/YL-KTN/393、A/YL-KTN/492 及A/YL-KTN/634之場地，於2008年至2021年期間作私家車停車場用途。申請場地亦是早前分別於2022年5月6日及2022年3月31日獲批准的規劃申請編號：A/YL-KTN/788及A/YL-KTN/874之場地，作「擬議臨時零售商店、批發及附屬存放設施以出售乾貨食材」及「臨時商店及服務行業、食品批發及附屬貯存設施」用途。

是項申請的理由如下： 1) 不會損害長遠規劃意向； 2) 跟早前獲批准用途的性質相近似；3) 與附近的土地用途相融； 4) 在場地毗鄰已有商業用途的規劃申請獲批准；5) 沒有對園境景觀造成不良影響；及6) 沒有對交通造成不良影響。

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Appendices

LIST OF APPENDICES

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| Appendix 1 | Extract of Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 dated 15.12.2023 and its Relevant Notes |
| Appendix 2 | Location Plan |
| Appendix 3 | Site Plan (Lot Index Plan) |
| Appendix 4 | Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/YL-KTN/874 dated 21.4.2023 |
| Appendix 5 | Proposed Layout Plan |
| Appendix 6 | Swept Path Analysis |
| Appendix 7 | Site Photo |

1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lots 3307RP(Part), 3308RP(Part), 3312RP and 3313RP in D.D. 104, Long Ha, Yuen Long, New Territories. It is located east of San Tam Road. In accordance with the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 dated 15.12.2023, the Site falls within an area zoned “Comprehensive Development Area” (“CDA”). Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.
- 1.2 The current application is applied for the use of “Temporary Shop and Services (Sales of Second-Hand Private Car, Vehicle Parts and Accessories) with Ancillary Office and Storage Facilities” for a period of 3 years. A planning permission is required from the Town Planning Board (‘the Board’).
- 1.3 The Site was the subject of previous Planning Application No. A/YL-KTN/874 approved on 31.3.2023 for the use of “Temporary Shop and Services, Wholesale Trade of Food Products and Ancillary Storage Facilities”. Please refer to the Board’s approval letter for Application No. A/YL-KTN/874 dated 21.4.2023 at **Appendix 4**.
- 1.4 The Applicant has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “Temporary Shop and Services (Sales of Second-Hand Private Car, Vehicle Parts and Accessories) with Ancillary Office and Storage Facilities” for a period of 3 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.5 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. SITE CONTEXT

2.1 Application Site

The Application Site ('the Site') comprises Lots 3307RP(Part), 3308RP(Part), 3312RP and 3313RP in D.D. 104, Long Ha, Yuen Long, New Territories. The Site has an area of about 962.8m². Please refer to Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.

2.2 Lease Particulars

The subject lots are held under Block Government Lease for D.D. 104 and are demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30 June 2047.

2.3 Existing Condition

The Site is currently open storage.

2.4 Surrounding Land Uses

2.4.1 To its north are fallow/cultivated agricultural land. To its further north and northeast are residential structures/dwellings and a pylon.

2.4.2 To its northwest, across San Tam Road is grassland; and

2.4.3 To its east and south are an open storage yard, a car service centre, a car park, a retail shop, a warehouse, residential structures/dwellings, cultivated agricultural land and grassland.

2.5 Accessibility

2.5.1 The Site is accessible from San Tam Road via a local road.

2.5.2 Public transports such as franchised buses, minibuses and taxis serve the area.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Comprehensive Development Area” (“CDA”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 dated 15.12.2023. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, a planning permission is required by the Board for the proposed “Temporary Shop and Services (Sales of Second-Hand Private Car, Vehicle Parts and Accessories) with Ancillary Office and Storage Facilities” use.
- 3.3 The Site is the subject of seven previous planning applications including:
 - a) Planning Application No. A/YL-KTN/292 was approved on 28.3.2008 for “Temporary Private Car Park” for a period of 3 Years;
 - b) Planning Application No. A/YL-KTN/326 was approved on 5.6.2009 for “Temporary Private Car Park” for a period of 3 Years;
 - c) Planning Application No. A/YL-KTN/393 was approved on 21.12.2012 for “Temporary Private Car Park” for a period of 3 Years;
 - d) Planning Application No. A/YL-KTN/492 was approved on 4.12.2015 for “Temporary Private Car Park” for a period of 3 Years;
 - e) Planning Application No. A/YL-KTN/634 was approved on 16.11.2018 for “Temporary Private Car Park” for a period of 3 Years;
 - f) Planning Application No. A/YL-KTN/788 was approved on 6.5.2022 for “Temporary Retail Shop, Wholesale Trade and Ancillary Storage of Dried Food Products” for a period of 3 Years; and
 - g) Planning Application No. A/YL-KTN/874 was approved on 31.3.2023 for “Temporary Shop and Services, Wholesale Trade of Food Products and Ancillary Storage Facilities” for a period of 3 Years. Please refer to the Board’s approval letter for Application No. A/YL-KTN/874 dated 21.4.2023 at **Appendix 4**.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is to provide the use of “Temporary Shop and Services (Sales of Second-Hand Private Car, Vehicle Parts and Accessories) with Ancillary Office and Storage Facilities” on Site for a period of 3 years.

4.2 Proposed Use and Site Layout

A number single-storey temporary structures would be provided in support of the proposed use. Please refer to the Proposed Layout Plan at **Appendix 5**.

4.3 Site Area and GFA

The Site has an area of about 962.8m² and the proposed GFA is about 247.16m².

4.4 Operation Hours

The proposed “Temporary Shop and Services (Sales of Second-Hand Private Car, Vehicle Parts and Accessories) with Ancillary Office and Storage Facilities” would be operated from 11am to 6pm daily (from Monday to Sunday and Public Holidays).

4.5 Traffic

4.5.1 Due to small scale of the Site, and provision of car parking space and loading / unloading area, no heavy traffic flow would be generated.

4.5.2 There would be some traffic arrangement, as listed below:

Private Car Parking Space

- (a) 5 private car parking spaces would be provided;
- (b) 2 private car parking spaces would be reserved for staff and 3 private car parking spaces would be reserved for visitors; and
- (c) It is estimated that the daily traffic generation on the Site is about 8 – 10 vehicles during the main operation hours between 11am to 6pm daily (from Monday to Sunday and Public Holidays).

Loading/unloading Area

- (a) a loading/unloading area for light goods vehicles would be provided;
- (b) there would be only 1 to 2 times of good delivery by light goods vehicles per day;
- (c) the light goods vehicles would be driven out from the Site after delivering goods; and
- (d) adequate manoeuvring space would be reserved within the Site in order to avoid any reverse driving out from the Site. Please see the Swept Path Analysis at **Appendix 6**.

Access

- (a) the proposed access would also serve as pedestrian access due to limited vehicular trip.

4.6 Landscape

It is noted from the Preliminary Tree Analysis Plan submitted under previous Planning Application No. A/YL-KTN/788, there are 25 existing trees along the site boundary (i.e. 12 nos. of trees within the site boundary and 13 nos. of trees outside the site boundary). Under the current proposed layout plan, the existing trees would not be affected and all of them would be preserved.

4.7 Fire Precaution Measures

The Applicant will provide fire service installations on site to the satisfaction of the government department, and provide proper maintenance on the implemented fire service installations on Site.

4.8 Drainage

There are existing drainage facilities approved under previous Planning Application Nos. A/YL-KTN/788 and A/YL-KTN/874. The Applicant will provide proper maintenance on the existing drainage facilities and provide enhancement works within the Site, if required.

5. JUSTIFICATIONS

5.1 Not Jeopardize the Long-term Planning Intention

The subject “CDA” zone is intended primarily for comprehensive development / redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. Nevertheless, there is currently no development proposal for the “CDA” zone and the proposed uses are temporary in nature. Therefore, the approval of the proposed temporary uses would not jeopardize the long-term planning intention of the “CDA” zone.

5.2 Previous Planning Permission for Similar Nature

The Site is the subject of the previous planning application Nos. A/YL-KTN/788 and A/YL-KTN/874 for the use of “Temporary Retail Shop, Wholesale Trade and Ancillary Storage of Dried Food Products” and “Temporary Shop and Services, Wholesale Trade of Food Products and Ancillary Storage Facilities” respectively. The nature of the current proposed use is also shop and services.

5.3 Compatible with the Surrounding Land Uses

The proposed use is compatible with the surrounding area which is rural in character intermixed with residential structures/dwellings, warehouse, open storage yard, car park, car service centre, retail shop and fallow/cultivated agricultural land.

5.4 Recent Permissions for Commercial Use Near the Site

- 5.4.1 There are planning applications for similar commercial uses approved in “CDA” zone in the past few years. These include Application No. A/YL-KTN/832 approved on 23.9.2022 for the use of “Temporary Shop and Services (Landscaping and Gardening Shop and Services) with Ancillary Storage of Machinery and Materials” and Application No. A/YL-KTN/1009 approved on 24.5.2024 for the use of “Temporary Shop and Services (Vehicle Showroom) with Ancillary Facilities”.

- 5.4.2 Provided that some similar temporary commercial uses were approved in the surrounding area under “CDA” zone, the proposed use should be suitable on the Site.

5.5 **No Adverse Landscape Impact**

It is noted from the Preliminary Tree Analysis Plan submitted under previous Planning Application No. A/YL-KTN/788, there are 25 existing trees along the site boundary (i.e. 12 nos. of trees within the site boundary and 13 nos. of trees outside the site boundary). Under the current proposed layout plan, the existing trees would not be affected and all of them would be preserved. Therefore, no adverse landscape impact is anticipated.

5.6 **No Adverse Traffic Impact**

- 5.6.1 The Site has come into existence for the use of public vehicle park for many years. The proposed “Temporary Shop and Services (Sales of Second-Hand Private Car, Vehicle Parts and Accessories) with Ancillary Office and Storage Facilities” use would not generate heavy amount of vehicles to the Site.
- 5.6.2 There would be some traffic arrangement, as listed below:

Private Car Parking Space

- (a) 5 private car parking spaces would be provided;
- (b) 2 private car parking spaces would be reserved for staff and 3 private car parking spaces would be reserved for visitors; and
- (c) It is estimated that the daily traffic generation on the Site is about 8 – 10 vehicles during the main operation hours between 8am to 11pm daily (from Monday to Sunday and Public Holidays).

Loading/unloading Area

- (a) a loading/unloading area for light goods vehicles would be provided;
- (b) there would be only 1 to 2 times of good delivery by light goods vehicles per day;
- (c) the light goods vehicles would be driven out from the Site after delivering goods; and
- (d) adequate manoeuvring space would be reserved within the Site in order to avoid

any reverse driving out from the Site. Please see the Swept Path Analysis at **Appendix 6**.

Access

- (a) the proposed access would also serve as pedestrian access due to limited vehicular trip.

5.6.3 Therefore, no adverse traffic impact is anticipated.

6. CONCLUSION

6.1 The Applicant seeks the Board's permission for "Temporary Shop and Services (Sales of Second-Hand Private Car, Vehicle Parts and Accessories) with Ancillary Office and Storage Facilities" on the Site for a period of 3 years under S.16 of the Town Planning Ordinance.

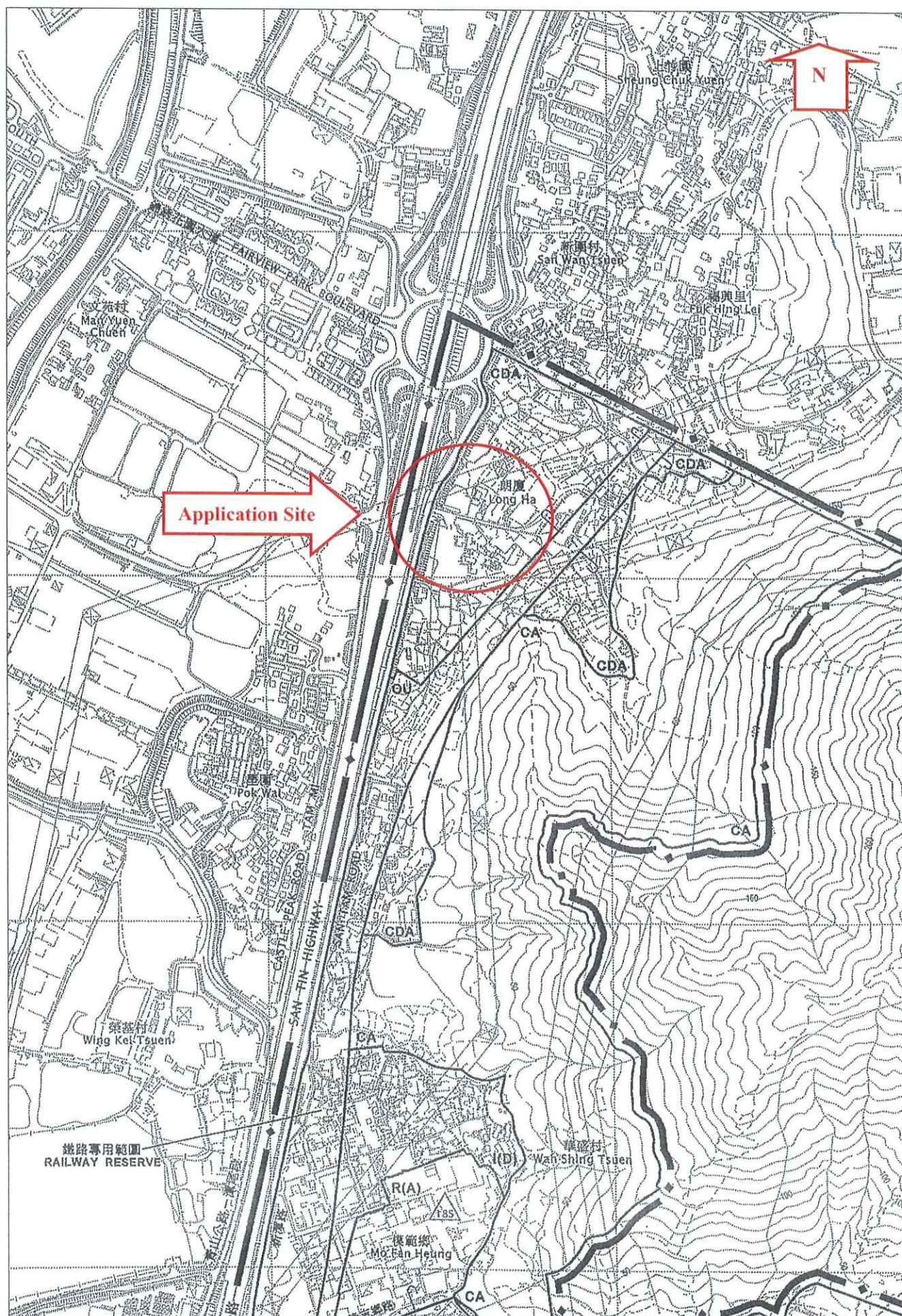
6.2 With regard to the followings:

- not jeopardize the long-term planning intention;
- previous planning permission for similar nature;
- compatible with the surrounding land uses;
- recent planning permissions for commercial use near the Site;
- no adverse landscape impact; and
- no adverse traffic impact,

the Board is requested to approve the planning application on the Site for 3 years or a period considered appropriate.

APPENDIX 1

**Extract of the Approved Kam Tin North Outline Zoning
Plan No. S/YL-KTN/11 dated 15.12.2023
and its Relevant Notes**



For Identification Only

COMPREHENSIVE DEVELOPMENT AREA

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|-----------------------------------|---|
| | Eating Place Educational Institution Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Institutional Use (not elsewhere specified) Library Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution Rural Committee/Village Office School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project |

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Planning Intention

This zone is intended primarily for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" and "Comprehensive Development Area (1)" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
 - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat sizes, where applicable;
 - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
 - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (v) the landscape and urban design proposals within the area;
 - (vi) programmes of development in detail;
 - (vii) a visual impact assessment report (including photomontages) to examine any possible visual impact that may be caused to or by the proposed development and the proposed mitigation measures to tackle them;
 - (viii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
 - (ix) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(Please see next page)

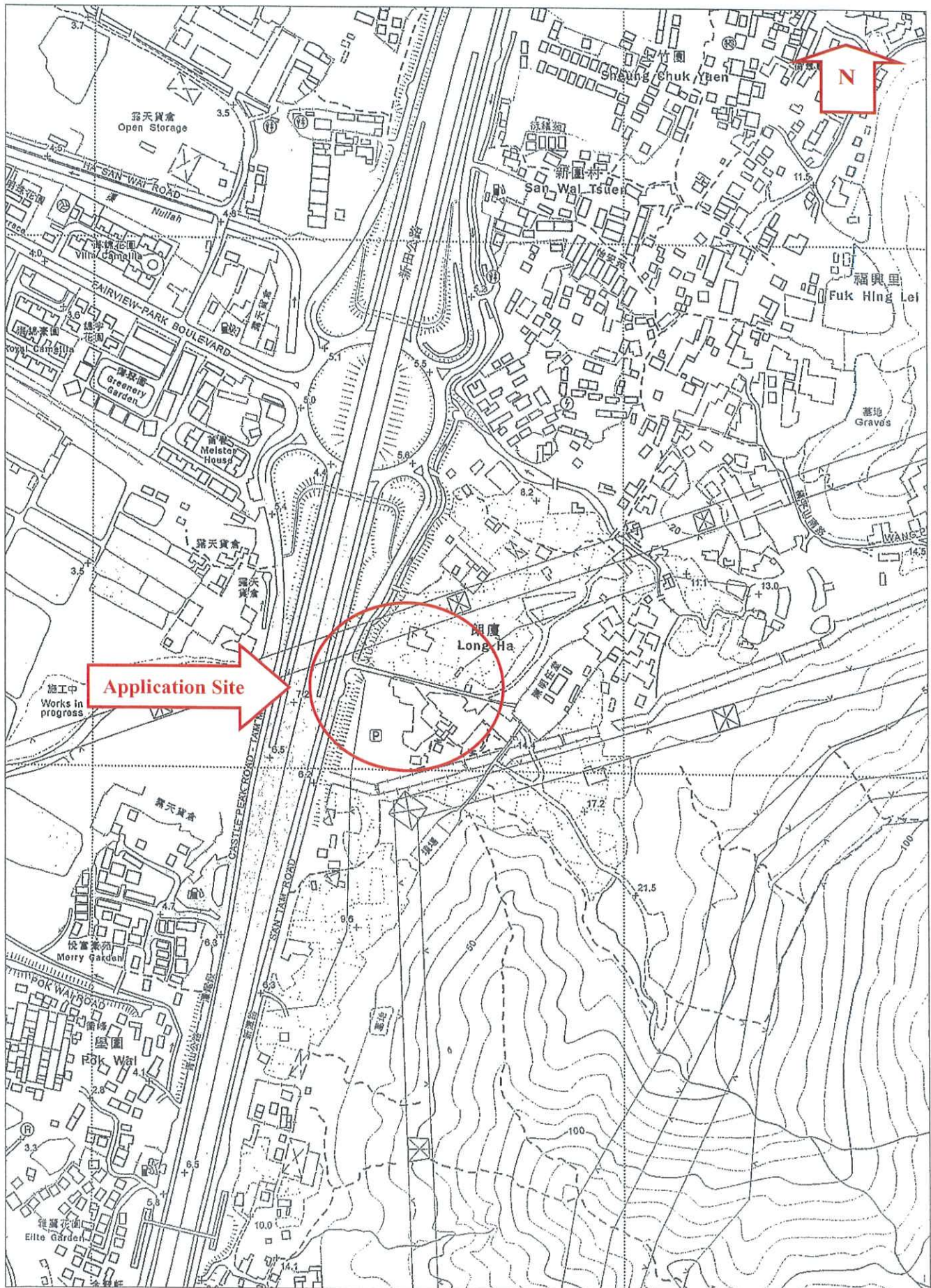
COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

- (x) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
- (xi) such other information as may be required by the Town Planning Board.
- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) For the "Comprehensive Development Area" zone in Sha Po and near Cheung Chun San Tsuen, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 345,400m², a maximum non-domestic gross floor area of 10,000m² and a maximum building height of 14 storeys.
- (d) For the "Comprehensive Development Area" zone in Long Ha, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 4 storeys.
- (e) For the "Comprehensive Development Area (1)" zone at Cheung Chun San Tsuen, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.2 and a maximum building height in terms of number of storeys as stipulated on the Plan.
- (f) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area and building height restrictions stated in paragraphs (c) to (e) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (g) In determining the maximum plot ratio/gross floor area for the purposes of paragraphs (c) to (e) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

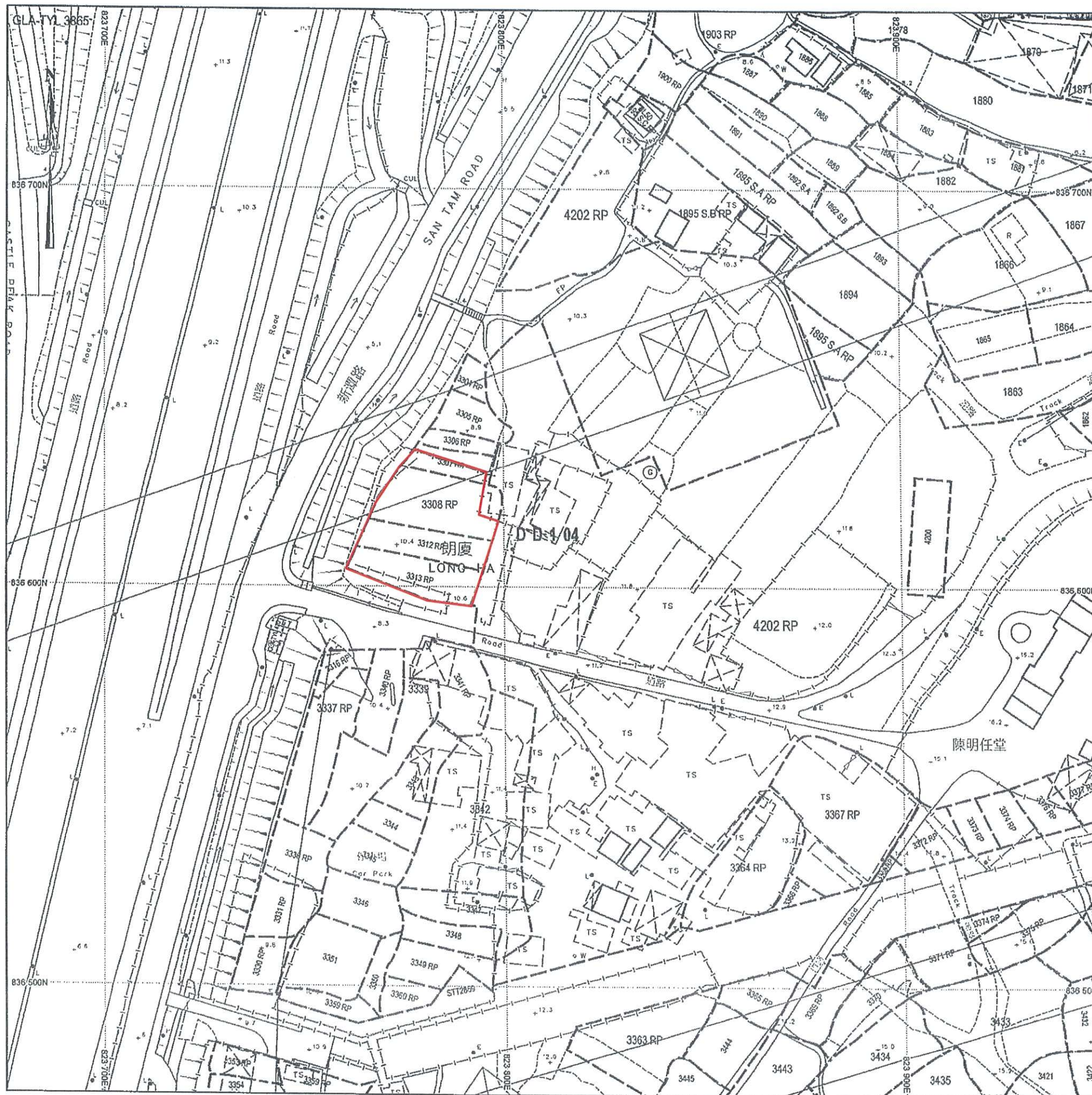
APPENDIX 2

Location Plan



APPENDIX 3

Site Plan (Lot Index Plan)



 Application Site

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會按不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



地政總署測繪處
Survey and Mapping Office
Lands Department

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比例尺 SCALE 1:1 000
* metres 10 0 10 20 30 40 50 metres *

| |
|---|
| Locality : |
| Lot Index Plan No. : ags_S00000099880_0001 |
| District Survey Office : Lands Information Center |
| Date : 06-Sep-2022 |
| Reference No. : 2-SE-21B, 2-SE-21D |

APPENDIX 4

**Copy of Town Planning Board's Approval Letter for
Previous Planning Application No. A/YL-KTN/874
dated 21.4.2023**

RECEIVED 25 APR 2023

傳 真 Fax:

電 話 Tel:

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-KTN/874

21 April 2023

Lanbase Surveyors Ltd.

Dear Sir/Madam,

**Proposed Temporary Shop and Services, Wholesale Trade of Food Products
and Ancillary Storage Facilities for a Period of 3 Years in "Comprehensive
Development Area" Zone, Lot 3307 RP (part), 3308 RP (part), 3312 RP and
3313 RP in D.D.104, Long Ha, Yuen Long**

I refer to my letter to you dated 23.3.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 31.3.2026 and is subject to the following conditions:

- (a) no operation between 11:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 30.6.2023;
- (d) the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (e) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 30.9.2023;
- (f) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 31.12.2023;

- (g) if any of the above planning condition (a), (b) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (h) if any of the above planning condition (c), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix IV of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline :) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 1.4.2026. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/716_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 31.3.2023 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 12.5.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review

application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Richard Siu of Fanling, Sheung Shui & Yuen Long East District Planning Office at

. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/YL-KTN/874)

| 部門 Department | 辦事處 Office | 聯絡人姓名 Name of Contact Person | 電話號碼 Telephone No. | 傳真號碼 Facsimile No. |
|--|--------------------------------------|------------------------------------|--------------------------|--------------------------|
| 渠務署 Drainage Services Department | 新界北渠務部 Mainland North Division | 鄧建明先生 Mr. TANG Kin Ming | | |
| 消防處 Fire Services Department | 策劃組 Planning Group | 黃浩然先生 Mr. WONG Ho Yin | | |

APPENDIX 5

Proposed Layout Plan

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

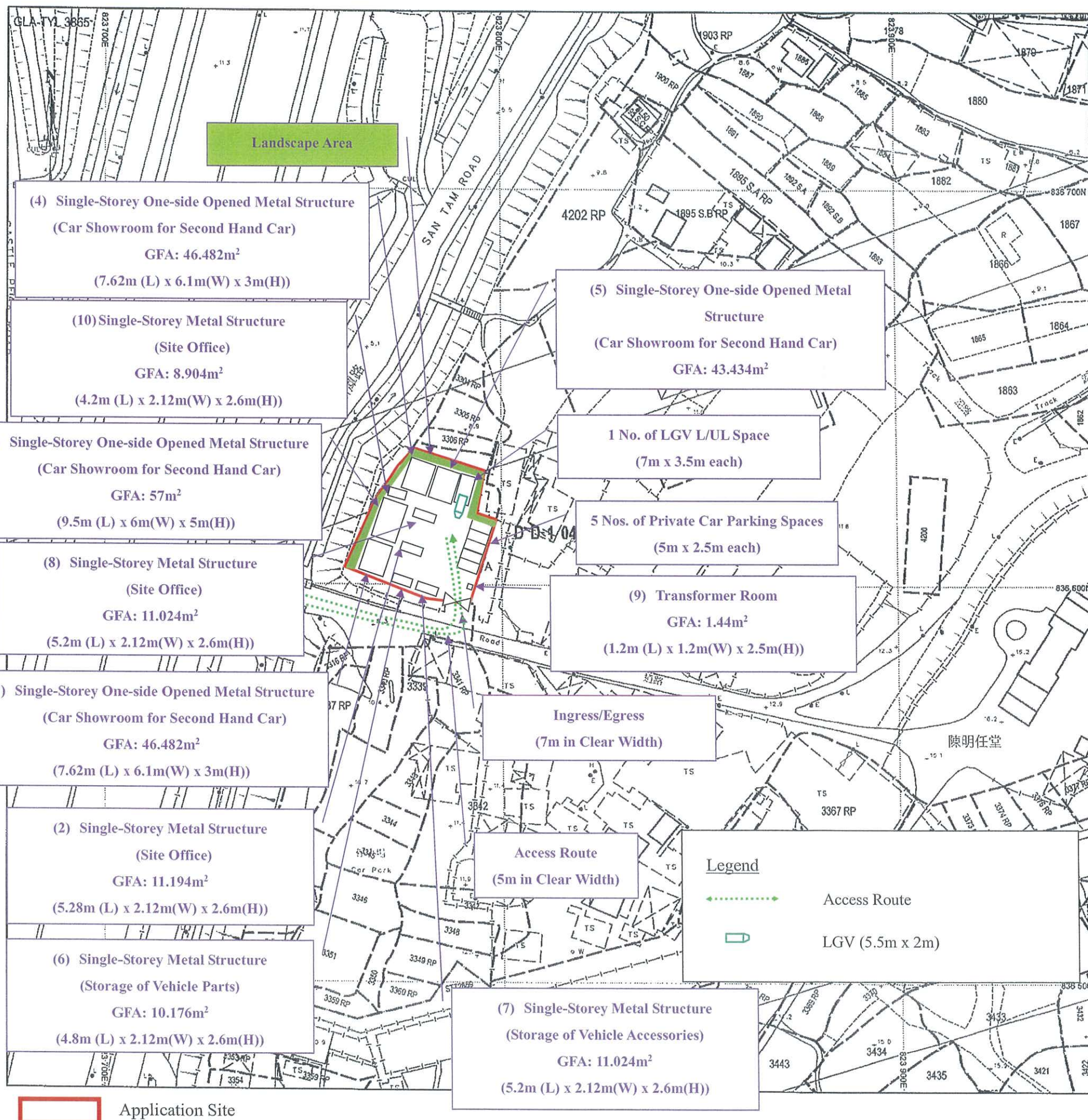


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Survey and Mapping Office
Lands Department

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比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

| |
|---|
| Locality : |
| Lot Index Plan No. : ags_S00000099880_0001 |
| District Survey Office : Lands Information Center |
| Date :06-Sep-2022 |
| Reference No. : 2-SE-21B,2-SE-21D |



APPENDIX 6

Swept Path Analysis



SWEPT PATH ANALYSIS - LGV

(SCALE 1:500 @ A4)

APPENDIX 7

Site Photo

Site Photo

Application Site



Our Ref.: YL/TPN/2540C/L02

20 March 2025

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

Dear Sir/Madam,

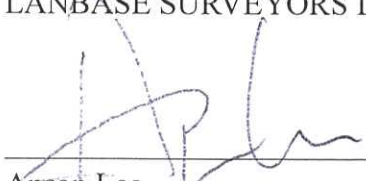
**Planning Application for
Temporary Shop and Services (Sales of Second-Hand Private Car, Vehicle Parts and
Accessories) with Ancillary Office and Storage Facilities
Lots 3307RP(Part), 3308RP(Part), 3312RP and 3313RP in D.D. 104
Long Ha, Yuen Long, New Territories**

We refer to the captioned planning application.

We would like to submit herewith a revised Proposed Layout Plan for the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869.
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
RK/AL
Encl.



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

地段索引圖 LOT INDEX PLAN

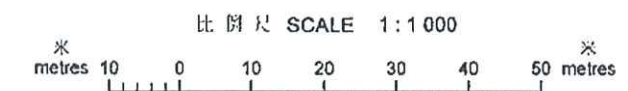
摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會按不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. **Disclaimer:** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

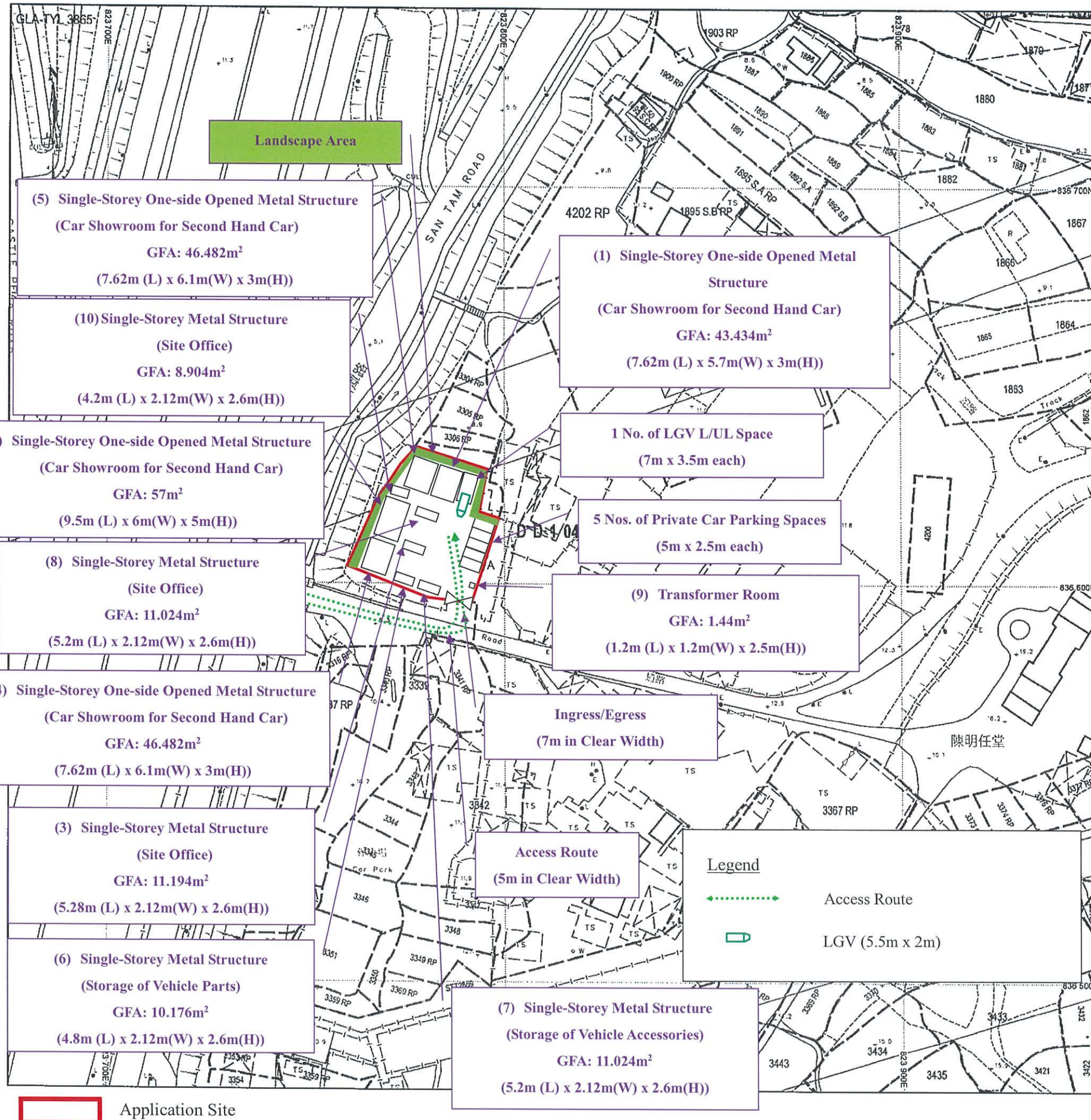


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| |
|---|
| Locality : |
| Lot Index Plan No. : ags_S00000099880_0001 |
| District Survey Office : Lands Information Center |
| Date :06-Sep-2022 |
| Reference No. : 2-SE-21B,2-SE-21D |



Application Site

主旨: Fw: Planning Application No. A/YL-KTN/1102
附件: 2540CL03.pdf

From: Anson Lee <[\[redacted\]](#)>
Sent: Wednesday, April 2, 2025 12:42 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: <[\[redacted\]](#)>
Subject: Planning Application No. A/YL-KTN/1102

To: TPB

Dear sir/madam,

Please see the attached letter for submission.

Regards,

Anson Lee
Lanbase Surveyors Limited

Our Ref.: YL/TPN/2540C/L03

2 April 2025

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

By Post and Email

Dear Sir/Madam,

**Planning Application for
Temporary Shop and Services (Sales of Second-Hand Private Car, Vehicle Parts and
Accessories) with Ancillary Office and Storage Facilities
Lots 3307RP(Part), 3308RP(Part), 3312RP and 3313RP in D.D. 104
Long Ha, Yuen Long, New Territories
(Planning Application No. A/YL-KTN/1102)**

We refer to the captioned planning application.

We would like to clarify the followings:


- (1) the existing temporary structures would be rearranged in accordance with the proposed layout plan upon obtaining approval of the captioned planning application;
- (2) there would be 8 nos. of private car at maximum accommodated in the proposed car showrooms;
and
- (3) there would be no vehicle washing, vehicle repair, dismantling, paint spraying or other workshop activity on site.

Please also note that there are existing drainage facilities on site provided under previous planning applications. Attached please find the as-built drainage plan together with a set of photographic records for your reference.

Should you have any queries, please feel free to call our Mr. Anson Lee at _____ for your attention.

. Thank you

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
RK/AL
Encl.

c.c.
DPO/FSS & YLE

(Attn.: Ms Andrea Yan

By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

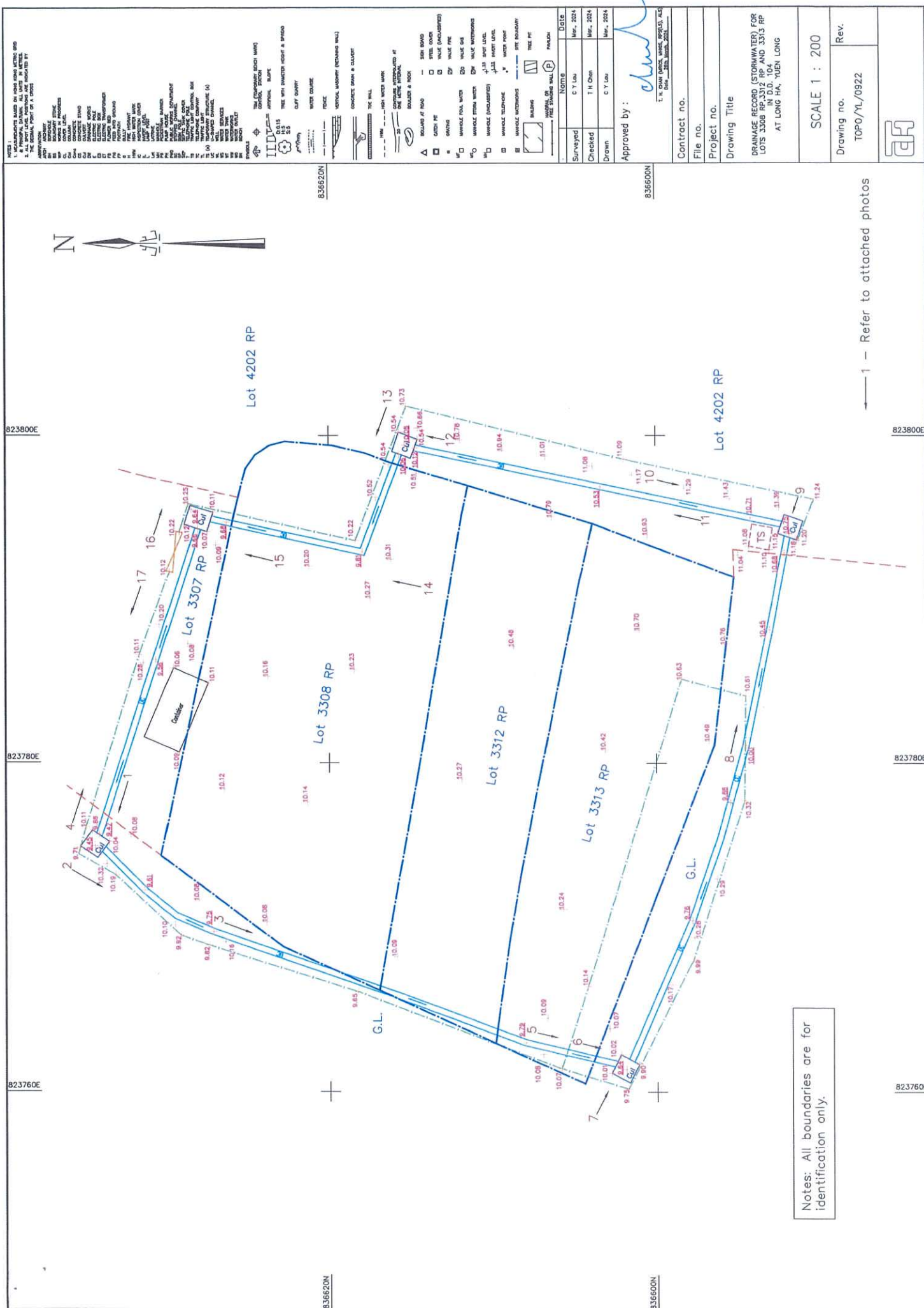




Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17

Photos of Drainage Records (Stormwater) for Lots 3308 RP, 3312 RP and 3313 RP
Long Ha Yuen Long[

From: Anson Lee [REDACTED]
Sent: Tuesday, April 15, 2025 2:50 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Andrea Wing Yin YAN/PLAND <awyyan@pland.gov.hk>
Subject: RE: Planning Application No. A/YL-KTN/1102

To: TPB

Dear sir/madam,

Please see the attached letter for submission.

Regards,

Anson Lee
Lanbase Surveyors Limited

Our Ref.: YL/TPN/2540C/L04

15 April 2025

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

By Post and Email

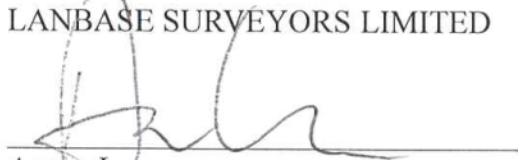
Dear Sir/Madam,

**Planning Application for
Temporary Shop and Services (Sales of Second-Hand Private Car, Vehicle Parts and
Accessories) with Ancillary Office and Storage Facilities
Lots 3307RP(Part), 3308RP(Part), 3312RP and 3313RP in D.D. 104
Long Ha, Yuen Long, New Territories
(Planning Application No. A/YL-KTN/1102)**

We refer to the captioned planning application.

We would like to submit herewith a set of fire services installation proposal for your consideration. Should you have any queries, please feel free to call our Mr. Anson Lee at [REDACTED]. Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



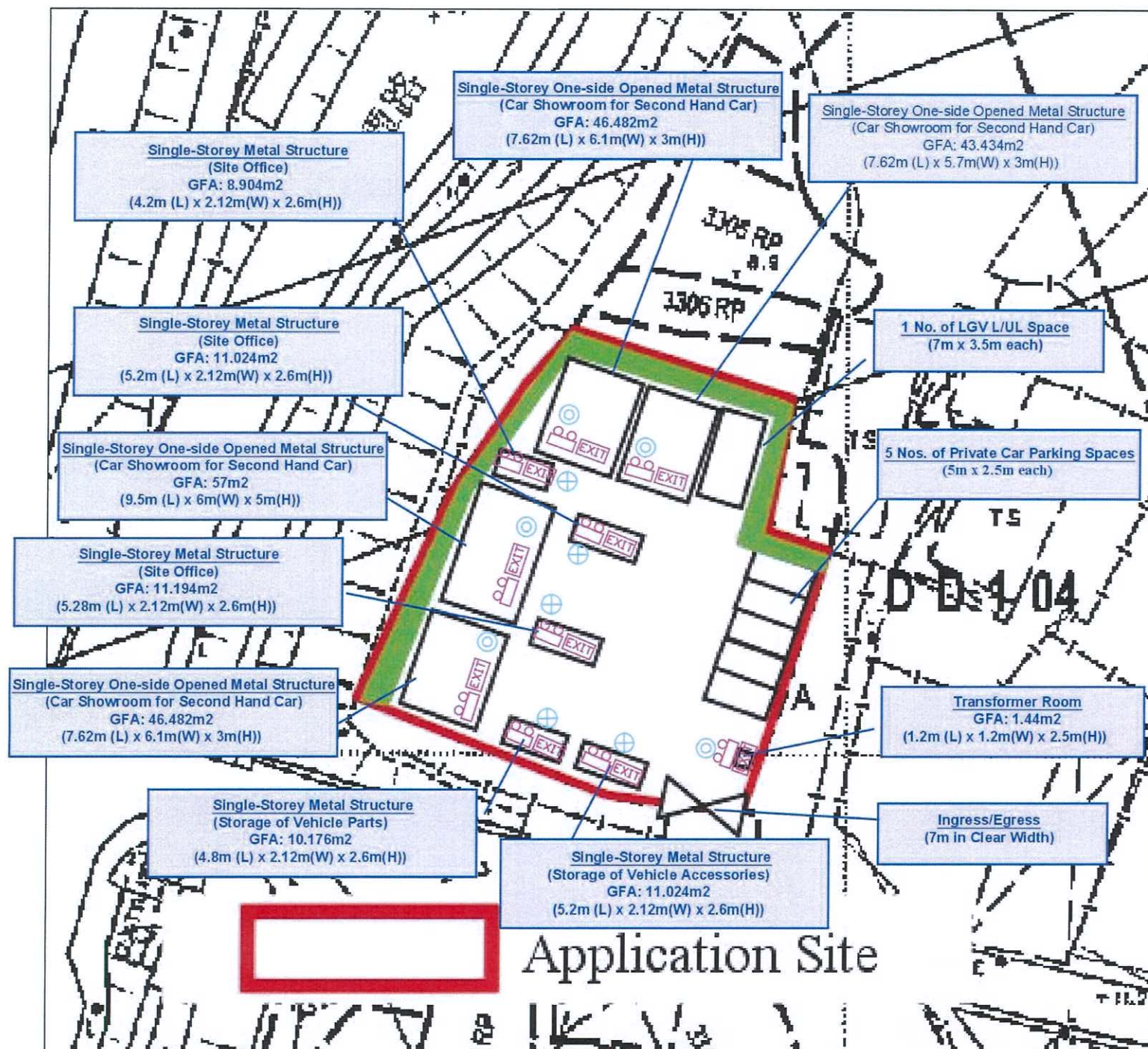
Anson Lee
RK/AL
Encl.

C.C.

DPO/FSS & YLE

(Attn.: Ms Andrea Yan

By Email)



F.S. NOTES

OTHERS

1. ALL EXIT SIGNS SHALL COMPLY WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER 5/2008 AND TO BE CLEARLY INDICATED BY ILLUMINATED "EXIT 出口" SIGN IN CHINESE AND ENGLISH CHARACTERS OF NOT LESS THAN 125mm HIGH W/ 15mm WIDE STROKES.

2. EMERGENCY LIGHTING SHALL BE REVISED TO BS 5266-1 : 2016 AND BS EN 1838 : 2013 AND FSD CIRCULAR LETTER NO. 4/2021.

PORTABLE FIRE EXTINGUISHER

1. 5KG CO₂ F.E.
2. 5KG DRY POWDER F.E.

LEGEND

- EMERGENCY LIGHT
- EXIT SIGN
- 5KG DRY POWDER F.E.
- 5KG CO₂ F.E.



泛亞消防工程公司
FAN AH FIRE ENGINEERING COMPANY

Unit 4, 16/F, Yue Fung Industrial Building,
No. 35-45 Chai Wan Kok Street, Tsuen Wan, N.T.
TEL : 2414 5811 FAX : 2414 5798 E-MAIL : fanahfire@gmail.com

Proposed Temporary Shop and Services (Sales of Second-hand Private Car, Vehicle Parts and Accessories) with Ancillary Office and Storage Facilities for a Period of 3 Years

ADDRESS: LOTS 3307 RP (PART), 3308 RP (PART),
3312 RP AND 3313 RP IN D.D.104, LONG HA,
YUEN LONG, NEW TERRITORIES

APPLICATION NO.: TPB/ A/YL-KTN/1102

DRAWN NO: F2504-03

SCALE: 1 : 300 @ A3 DRAWN BY: KEITH NG

VER 1 DATE: 11 APR 2025

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖例界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會按不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應諮詢專業土地測量師的意見。
免責聲明：如閣下使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

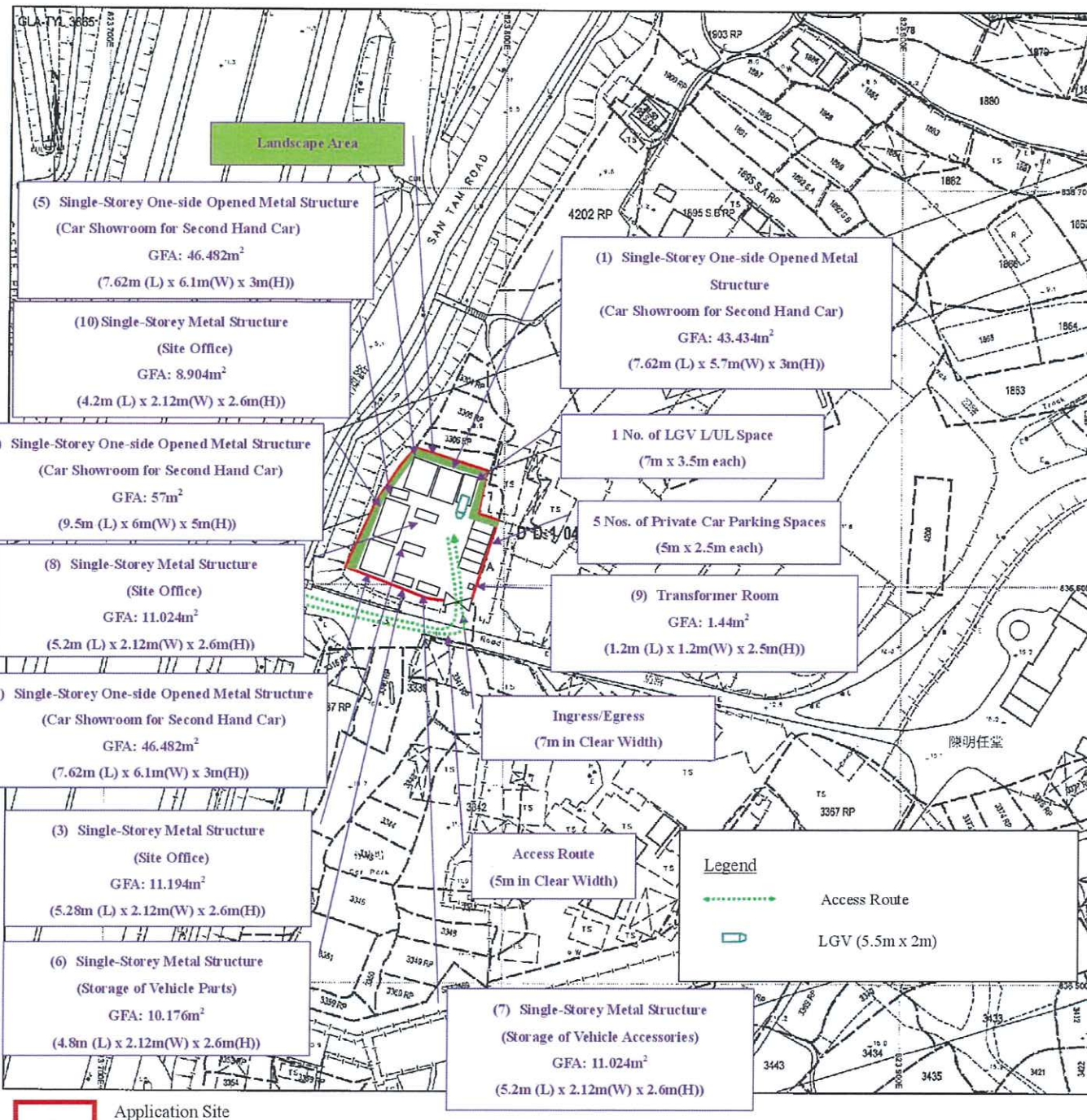


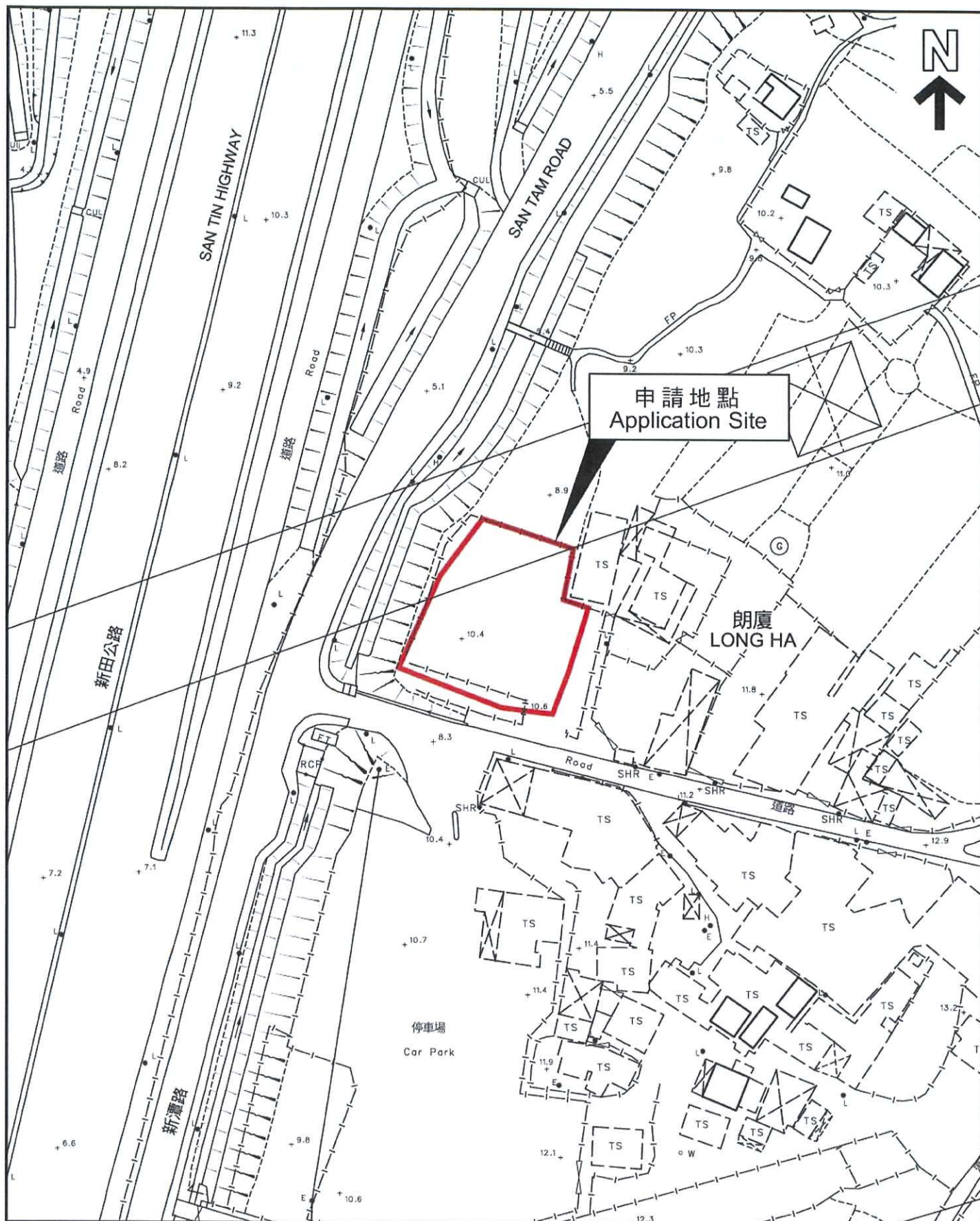
地政總署測繪處
Survey and Mapping Office
Lands Department

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比例尺 SCALE 1:1000
metres 10 0 10 20 30 40 50 metres

| |
|---|
| Locality : |
| Lot Index Plan No. : ags_S00000099880_0001 |
| District Survey Office : Lands Information Center |
| Date : 06-Sep-2022 |
| Reference No. : 2-SE-21B,2-SE-21D |





本摘要圖於2025年4月1日擬備，
所根據的資料為測量圖編號
2-SE-21B 及 21D
EXTRACT PLAN PREPARED ON 1.4.2025
BASED ON SURVEY SHEETS No.
2-SE-21B & 21D

平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/YL-KTN/1102

寄件者: Anson Lee [REDACTED]
寄件日期: 2025年05月28日星期三 11:29
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND
主旨: RE: S. 16 Planning Application no. A/YL-KTN/1102
附件: 2540CL06.pdf

類別: Internet Email

To: TPB

Dear sir/madam,

Please see the attached letter for FI submission. Thank you.

Regards,

Anson Lee
Lanbase Surveyors Limited

Our Ref.: YL/TPN/2540C/L06

27 May 2025

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

By Post and Email

Dear Sir/Madam,

**Planning Application for
Temporary Shop and Services (Vehicle Showroom, Sales of Second-Hand Private Car,
Vehicle Parts and Accessories) with Ancillary Office and Storage Facilities
Lots 3307RP(Part), 3308RP(Part), 3312RP and 3313RP in D.D. 104
Long Ha, Yuen Long, New Territories
(Planning Application No. A/YL-KTN/1102)**

We refer to the captioned planning application.

We would like to submit herewith a set of “Response-to-Comments” in response to the government departmental comments for re-activating the captioned planning application.

We would also like to clarify the followings:

- (1) The application use is “Temporary Shop and Services (Vehicle Showroom, Sales of Second-Hand Private Cars, Vehicle Parts and Accessories) with Ancillary Facilities”.
- (2) The applicant undertakes that there is no open storage of unlicensed vehicles and vehicle parts on site, and the second-hand vehicles and vehicles parts for sale would be display only within the showrooms.
- (3) The transportation mode of the second-hand cars (with valid licence) for sale is driving.
- (4) The revocation of previous Planning Application No. A/YL-KTN/874 was due to inadequate time for carrying out maintenance works and loss of the as-built drainage plan for compliance with the relevant approval condition. The Applicant is committed to comply with the approval conditions upon obtaining the planning permission and the Applicant notes that further application may not be approved if the relevant approval conditions are not complied with under the current planning application.
- (5) It is noted from the Preliminary Tree Analysis Plan submitted under previous Planning Application No. A/YL-KTN/788, there are 25 existing trees along the site boundary (i.e. 12 nos. of trees within the site boundary and 13 nos. of trees outside the site boundary). Under the current proposed layout plan, there are only 9 existing trees on site and all of them would be preserved in the landscape area indicated on the proposed layout plan (attached).



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



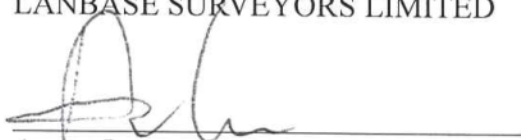
ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Our Ref.: YL/TPN/2540C/L06

We should be grateful if you could schedule the application for Town Planning Board's consideration as early as possible.

Should you have any queries, please feel free to call our Mr. Anson Lee at [REDACTED]
Thank you for your kind attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
RK/AL
Encl.

c.c.

DPO/FSS & YLE

(Attn.: Mr. David Cheng

By Email)

Response-to-Comments

| | Departmental Comments | Responses |
|-----|---|---|
| | <u>Electrical and Mechanical Services Department (EMSD)</u> (Contact: Mr. Stanley SIU at 3757-6231) | |
| | Town Gas Safety | |
| (1) | Please note that there is a high pressure underground town gas transmission pipeline running along San Tam Road in the vicinity of the proposed temporary shop. In this connection, grateful if you could provide an estimation of aggregated population induced from the captioned proposal for our consideration. Your attention is drawn that Quantitative Risk Assessment would be required from the project proponent to assess the risks posed by the gas installation if the proposal will result in a significant increase in population. | Please note that the Site does not directly abut San Tam Road. Also, there would be only 2 to 3 persons working within the Site during the working hours that would not result in a significant increase in population. Therefore, Quantitative Risk Assessment (QRA) should not be required. |
| (2) | The applicant / consultant / works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the application site and any required minimum set back distance away from them during the design and construction stages of the proposed temporary shop and services. | Noted. |
| (3) | The applicant is required to observe the following requirements of the Electrical and Mechanical Services Department's Publications via the following web-link for | Noted. |

reference:

| Publications | Web-link |
|--|---|
| Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong | https://www.emsd.gov.hk/filemanager/en/content_287/GN_Qntve_Rsk_Asmnt_Study_Hgh_Prsre_Twn_Gas_Instltns_inHK.pdf |
| Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition | https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf |

| | | |
|-----|--|--|
| | <u>Drainage Services Department (DSD)</u> <u>(Contact: Mr. Terence TANG at 2300-1257)</u> | |
| (1) | Based on the planning statement enclosed in the application, apparently the applicant would maintain the same drainage facilities as those implemented under previous Planning Application No. A/YL-KTN/874. The applicant should inform PlanD if the drainage arrangement has been changed. However, I have the following comment on the submitted photo record – | Please note that the existing drainage facilities remain unchanged. Nevertheless, the applicant would inform PlanD if the drainage arrangement has been changed. |
| (a) | Please provide photos for the terminal catchpit and outlet discharge drainage facilities. | Please see the attached supplementary drainage record for your reference. |
| (b) | Photo 15-17 - Internal condition of drainage facilities should be provided. | Please see the attached supplementary drainage record for your reference. |
| | <u>Civil Engineering Office, Civil Engineering and Development Department (CEDD)</u> <u>(Contact: Ms. Karen CHUI at 3919-8620)</u> | |
| (1) | Please note that the application site is located at the north of site boundary of Sha Po Public Housing Development under "Agreement No. CE8/2022 (CE) - Site Formation and Infrastructure Works for Public Housing Developments at Sha Po, Shap Pat Heung and Tai Kei Leng, Yuen Long - Investigation, Design and Construction". | Noted. |

| | | |
|-----|--|---|
| (2) | Your special attention is drawn to the proposed road widening along San Tam Road under the above project which might have possible interface issue to the existing track road branching off from San Tam Road and leading to the application site. | Noted. The Applicant would be willing to setback the site boundary coordinate with the relevant government departments for setting back the site when necessary. |
| | <u>Lands Department</u> <u>(Contact: Mr. Y.C. WONG at 2443-3474)</u> | |
| (1) | The application site comprises Old Schedule Agricultural Lot Nos. 3307RP(Part), 3308RP(Part), 3312RP and 3313RP in D.D. 104 held under the Block Government Lease which contains the restriction that no structure are allowed to be erected without the prior approval of the Government. | Noted. |
| (2) | It the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee 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. | Noted. |
| (3) | Our recent site inspection found that the existing structures within private lot were being used for domestic purposes. The lot owner(s) has to cease the domestic use and rectify the lease breach as soon as possible. | Please note that the lot owner(s) would cease the domestic use and rectify the lease breach as soon as possible if there is domestic use and breach of lease on site. |

| | | |
|-----|---|--------|
| (4) | According to our prevailing policy, no Short Term Waiver application/modification will be considered for domestic use. Therefore, Lands Department reserve the right to take enforcement action against such domestic purpose structures in the application site. | Noted. |
|-----|---|--------|

**Proposed Layout Plan with Landscape Area
and Photographic Records of Existing Trees**

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會按不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

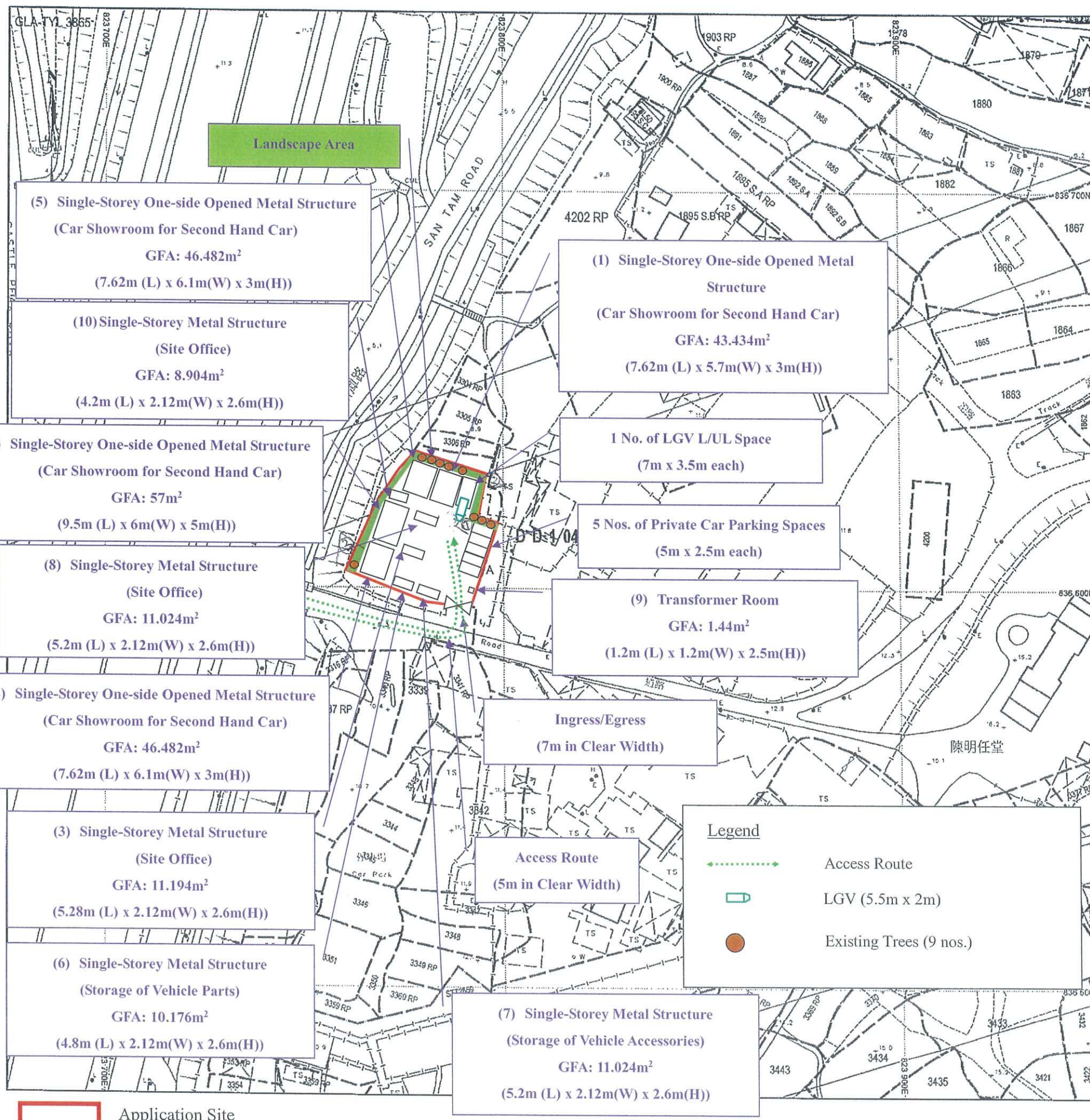


地政總署測繪處
Survey and Mapping Office
Lands Department

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© Copyright reserved — Hong Kong SAR Government

比例尺 SCALE 1:1 000
* metres 10 0 10 20 30 40 50 metres *

| |
|---|
| Locality : |
| Lot Index Plan No. : ags_S00000099880_0001 |
| District Survey Office : Lands Information Center |
| Date : 06-Sep-2022 |
| Reference No. : 2-SE-21B, 2-SE-21D |



Photographic Records of Existing Trees 1 – 3

Photo 1



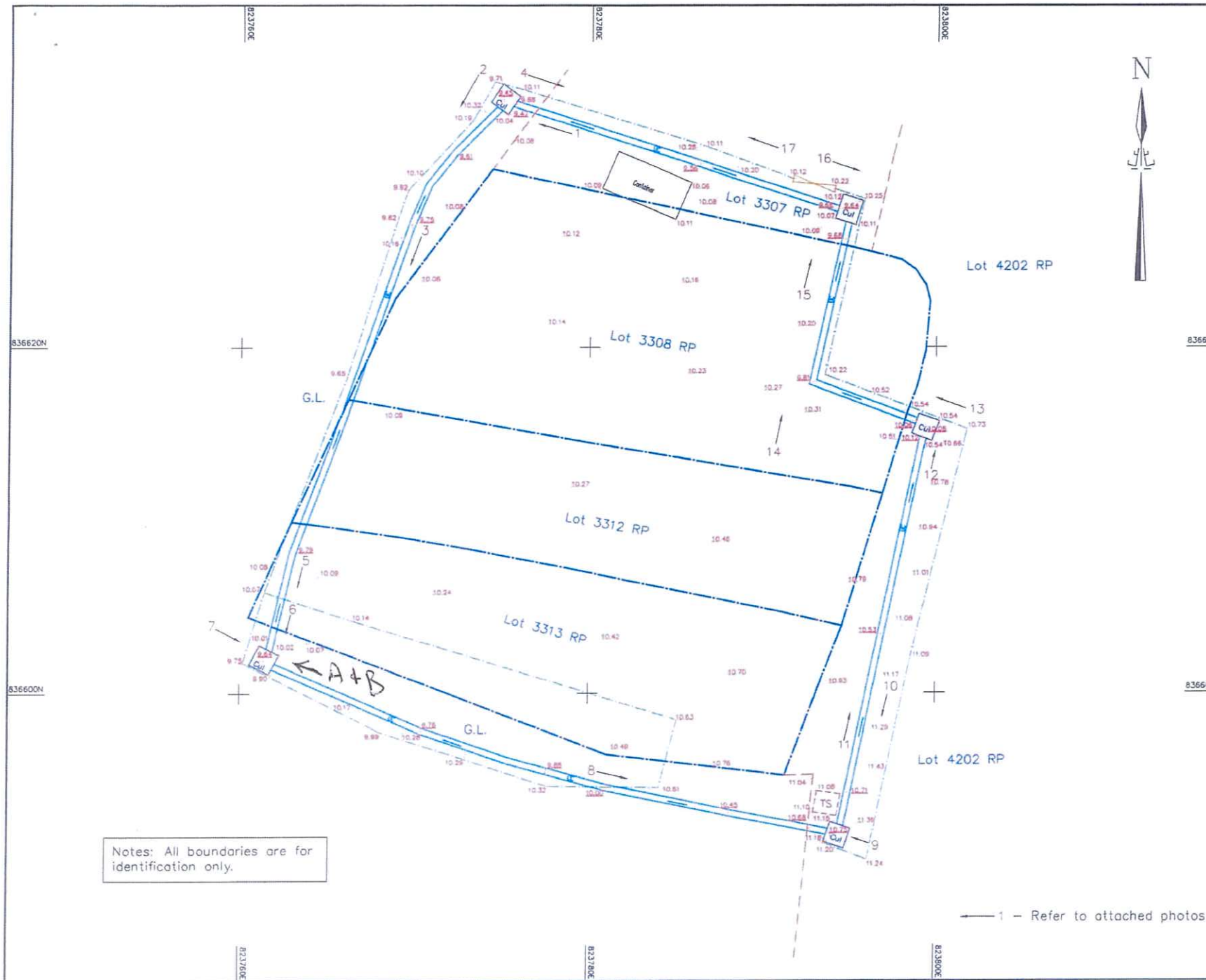
Photo 2



Photo 3



**Supplementary Photographic Records of
Existing Drainage Facilities**



NOTES:
1. MEASUREMENTS BASED ON HONG KONG METRIC GRID
2. ALL SPOT LEVEL POSITIONS ARE INDICATED BY THE SYMBOL POINT ON A CROSS

ABBREVIATION
A/B - ARROW
B/S - BENCH MARK
C/S - CONCRETE STAKE
D/S - DRAINAGE STAKE
E/S - ELEVATION
F/S - FLOOD STAKE
G/S - GROUND SURFACE
H/S - HIGH WATER MARK
I/S - INTERIOR
J/S - JUNCTION
K/S - KILN
L/S - LAMP
M/S - MANHOLE
N/S - NAIL
O/S - OPENING
P/S - PILE
Q/S - QUANTITY
R/S - ROAD
S/S - SLOPE
T/S - TIE
U/S - UNDER
V/S - VALVE
W/S - WATER
X/S - EXISTING
Y/S - YARD
Z/S - ZONE

SYMBOLS
T/S - TIE
A/B - ARROW
B/S - BENCH MARK
C/S - CONCRETE STAKE
D/S - DRAINAGE STAKE
E/S - ELEVATION
F/S - FLOOD STAKE
G/S - GROUND SURFACE
H/S - HIGH WATER MARK
I/S - INTERIOR
J/S - JUNCTION
K/S - KILN
L/S - LAMP
M/S - MANHOLE
N/S - NAIL
O/S - OPENING
P/S - PILE
Q/S - QUANTITY
R/S - ROAD
S/S - SLOPE
T/S - TIE
U/S - UNDER
V/S - VALVE
W/S - WATER
X/S - EXISTING
Y/S - YARD
Z/S - ZONE

| Surveyed | Name | Date |
|----------|------------|------------|
| Checked | T. H. Chen | Mar., 2024 |
| Drawn | C. Y. Lau | Mar., 2024 |

Approved by: *[Signature]*
T. H. CHEN (SARCE, MACE, RPELS), A.S.T.
Date: 30th March 2024

Contract no. _____
File no. _____
Project no. _____
Drawing Title
DRAINAGE RECORD (STORMWATER) FOR
LOTS 3308 RP, 3312 RP AND 3313 RP
IN D.D. 104
AT LONG HA, YUEN LONG

SCALE 1 : 200

Drawing no. TOP0/YL/0922 Rev. _____

T.H. & Associates Limited
G/F, 37 Po Yick Street,
Tai Po, N.T.
Tel: 26677755 Fax: 26607057

Internal Condition of Drainage Record of Photo 15 – 17

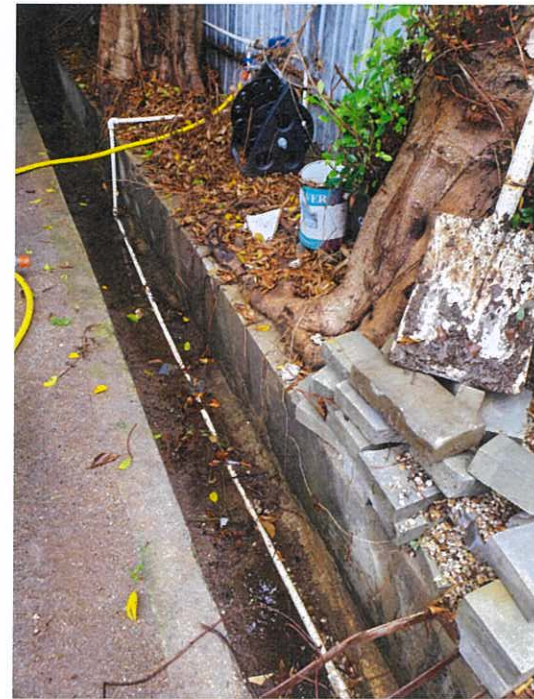
Photo 15



Photo 16



Photo 17



Terminal Catchpit and Outlet Discharge Drainage Facilities

Photo A



Photo B



Appendix Ic of RNTPC
Paper No. A/YL-KTN/1102A

寄件者: Anson Lee [REDACTED]
寄件日期: 2025年07月07日星期一 12:01
收件者: tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; Jet Sze Jet CHEUNG/PLAND; Yen PY LEUNG/PLAND;
David Chi Chiu CHENG/PLAND
主旨: RE: S. 16 Planning Application no. A/YL-KTN/1102 - Departmental Comments
附件: 2540CL07.pdf
類別: Internet Email

To: TPB

Dear sir/madam,

Please see the attached Further information for submission. Thank you.

Regards,

Anson Lee
Lanbase Surveyors Limited

Our Ref.: YL/TPN/2540C/L07

7 July 2025

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

By Post and Email

Dear Sir/Madam,

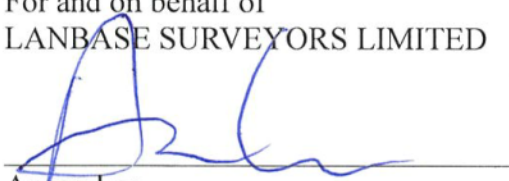
**Planning Application for
Temporary Shop and Services (Vehicle Showroom, Sales of Second-Hand Private Car,
Vehicle Parts and Accessories) with Ancillary Office and Storage Facilities
Lots 3307RP(Part), 3308RP(Part), 3312RP and 3313RP in D.D. 104
Long Ha, Yuen Long, New Territories
(Planning Application No. A/YL-KTN/1102)**

We refer to the captioned planning application.

We would like to submit herewith a set of "Response-to-Comments" in response to the government departmental comments for the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at [REDACTED].
Thank you for your kind attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
RK/AL
Encl.

c.c.

DPO/FSS & YLE

(Attn.: Mr. David Cheng

By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)

Response-to-Comments

| | Departmental Comments | Responses |
|-----|---|---|
| | <u>Drainage Services Department (DSD)</u> (Contact: Mr. Terence TANG at 2300-1257) | |
| (1) | Photo 15 – 17 - A pipe was observed inside the u-channel which might impede the water flow. Please remove the pipe and retake photo. | Please note that the pipe has been removed. Please see the attached drainage photos for your reference. |
| (2) | Photo A and B - Leaves and debris were observed in the drainage facilities which is not acceptable. | Please note that the leaves and debris have been removed. Please see the attached drainage photos for your reference. |
| | <u>Civil Engineering Office, Civil Engineering and Development Department (CEDD)</u> (Contact: Ms. Karen CHUI at 3919-8620) | |
| (1) | Please note that the application site is located at the north of site boundary of Sha Po Public Housing Development under "Agreement No. CE8/2022 (CE) - Site Formation and Infrastructure Works for Public Housing Developments at Sha Po, Shap Pat Heung and Tai Kei Leng, Yuen Long - Investigation, Design and Construction". | Noted. |

| | | |
|-----|--|--|
| (2) | Your special attention is drawn to the proposed road widening along San Tam Road under the above project which might have possible interface issue to the existing track road branching off from San Tam Road and leading to the application site. | Noted. The Applicant would coordinate with the relevant government departments for the concerned issue when necessary. |
|-----|--|--|

Internal Condition of Drainage Record of Photo 15 – 17

Photo 15



Photo 16



Photo 17



Terminal Catchpit and Outlet Discharge Drainage Facilities

Photo A



Photo B



寄件者: Anson Lee [REDACTED]
寄件日期: 2025年07月14日星期一 19:05
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Andrea Wing Yin YAN/PLAND; Jet Sze Jet
CHEUNG/PLAND; Yen PY LEUNG/PLAND
主旨: RE: S. 16 Planning Application no. A/YL-KTN/1102 - Further Information
附件: 2540CL08.pdf
類別: Internet Email

To: TPB

Dear sir/madam,

Please see the attached further information for submission. Thank you.

Regards,

Anson Lee
Lanbase Surveyors Limited

Our Ref.: YL/TPN/2540C/L08

14 July 2025

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

By Post and Email

Dear Sir/Madam,

**Planning Application for
Temporary Shop and Services (Vehicle Showroom, Sales of Second-Hand Private Car,
Vehicle Parts and Accessories) with Ancillary Office and Storage Facilities
Lots 3307RP(Part), 3308RP(Part), 3312RP and 3313RP in D.D. 104
Long Ha, Yuen Long, New Territories
(Planning Application No. A/YL-KTN/1102)**

We refer to the captioned planning application.

We would like to submit herewith a set of "Response-to-Comments" in response to the government departmental comments for the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at [REDACTED].
Thank you for your kind attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
RK/AL
Encl.

c.c.

DPO/FSS & YLE

(Attn.: Mr. David Cheng

By Email)

Response-to-Comments

| | Departmental Comments | Responses |
|-----|---|---|
| | <u>Drainage Services Department (DSD)</u> (Contact: Mr. Terence TANG at 2300-1257) | |
| | I have the following comments on the re-submitted condition record of existing drainage facilities. | |
| (i) | Photo A and B: Vegetation was found in existing surface channels connected to terminal catchpit that water flow might be obstructed. The applicant should remove the concerned vegetation and supplement more photos to show condition of existing surface channels connected to terminal catchpit. | Please note that the vegetation in the existing surface channels connected to terminal catchpit have been removed. Please, see the attached drainage photos for your reference. |

Terminal Catchpit and Outlet Discharge Drainage Facilities

Photo A



Photo B



Photo C



Photo D



寄件者: Anson Lee [REDACTED]
寄件日期: 2025年07月15日星期二 15:38
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Anson Lee
主旨: Fw: Planning Application No. A/YL-KTN/1102
附件: 20250715_120918.jpg

類別: Internet Email

To: TPB

Dear sir/madam,

I would like to supersede my previous email and provide the supplementary information about drainage conditions of the site under the captioned planning application.

Please note that the existing drainage facilities on site are well maintained and properly functioned.

We would like to submit herewith a set of photographic records showing the outlet of the catchpit for your reference.

Should you have any queries, please feel free to call me at [REDACTED]. Thank you.

Regards,

Anson Lee
Lanbase Surveyors Limited

From: Anson Lee [REDACTED]
Sent: Tuesday, July 15, 2025 3:10:04 PM
To: tpbpd@pland.gov.hk <tpbpd@pland.gov.hk>
Cc: dcccheng@pland.gov.hk <dcccheng@pland.gov.hk>; Anson Lee [REDACTED]
Subject: Planning Application No. A/YL-KTN/1102

To: TPB

Dear sir/madam,

Further to my previous letter submitted yesterday, I would like to provide the supplementary information about drainage conditions of the site under the captioned planning application.

Please note that the existing drainage facilities on site are well maintained and properly functioned.

We would like to submit herewith a set of photographic records showing the outlet of the catchpit and the drainage pipe outlet on the retaining wall for your reference.

Should you have any queries, please feel free to call me at [REDACTED]. Thank you.

Regards,

Anson Lee
Lanbase Surveyors Limited



Previous s.16 Applications covering the Application Site (the Site)

Approved Applications

| | Application No. | Use/Development | Date of Consideration |
|----|------------------------|---|-------------------------------------|
| 1. | A/YL-KTN/292 | Proposed Temporary Private Car Park for a Period of Three Years | 28.3.2008 [revoked on 28.9.2008] |
| 2. | A/YL-KTN/326 | Temporary Private Car Park for a Period of Three Years | 5.6.2009 |
| 3. | A/YL-KTN/393 | Temporary Private Car Park for a Period of Three Years | 21.12.2012 |
| 4. | A/YL-KTN/492 | Renewal of Planning Approval for Temporary Private Car Park for a Period of Three Years | 4.12.2015 |
| 5. | A/YL-KTN/634 | Proposed Temporary Private Car Park for a Period of Three Years | 16.11.2018 |
| 6. | A/YL-KTN/788 | Proposed Temporary Retail Shop, Wholesale Trade and Ancillary Storage of Dried Food Products for a Period of Three Years | 6.5.2022 [revoked on 6.8.2023] |
| 7. | A/YL-KTN/874 | Proposed Temporary Shop and Services, Wholesale Trade of Food Products and Ancillary Storage Facilities for a Period of Three Years | 31.3.2023 [revoked on 31.3.2024] |

Similar s.16 Applications within the same “CDA” Zone on the OZP in the Vicinity of the Site in the Past Five Years

Approved Applications

| | Application No. | Use/Development | Date of Consideration |
|----|------------------------|--|-------------------------------------|
| 1. | A/YL-KTN/832 | Proposed Temporary Shop and Services (Landscaping and Gardening Shop and Services) with Ancillary Storage of Machinery and Materials for a Period of Three Years | 23.9.2022 [revoked on 23.3.2024] |
| 2. | A/YL-KTN/1009 | Proposed Temporary Shop and Services (Vehicle Showroom) with Ancillary Facilities for a Period of Five Years | 24.5.2024 |

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are at **Appendix IV**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no in-principle objection to the application from public drainage point of view;
- based on the applicant's submission, the applicant would maintain the same drainage facilities at the application site (the Site) implemented under the previous application;
- the record of existing drainage facilities submitted by the applicant is considered acceptable;
- should the application be approved, condition should be stipulated requiring maintenance of existing drainage facilities implemented under the previous application on the Site; and
- advisory comments are at **Appendix IV**.

3. Environment

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the applicant's submission, the proposed use would not involve use of heavy vehicle and dusty operation. There are residential structures within 100m from the boundary of the Site;
- there was no substantiated environmental complaint received against the Site in the past three years; and

- advisory comments are at **Appendix IV**.

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction;
- the FSIs proposal submitted by the applicant is considered acceptable; and
- advisory comments are at **Appendix IV**.

5. Landscape Aspect

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo of 2024, the Site is situated in an area of miscellaneous rural fringe landscape character comprising temporary structures, parking of vehicles and scattered tree groups. The proposed use is not incompatible with the surrounding landscape character; and
- according to the site photos of 2025, the Site is hard-paved with some temporary structures. Some existing trees of common species are observed at the periphery of the Site. According to the applicant's submission, the existing trees would not be affected and all of them would be preserved. Significant adverse landscape impact on landscape resources within the Site arising from the proposed use is not anticipated.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are at **Appendix IV**.

7. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

- his office has not received any local's comment on the application and he has no particular comment on the application.

8. **Other Departments**

The following government departments have no objection to/no adverse comment/no comment on the application and their advisory comments, if any, are at **Appendix IV**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Electrical and Mechanical Services;
- Director of Agriculture, Fisheries and Conservation; and
- Government Engineer/Railway Development (2), HyD.

Recommended Advisory Clauses

- (a) the permission is given to the use and structures under application. It does not condone any other use(s) and structure(s) which currently occur on the application site (the Site) but not covered by the application. Immediate action should be taken to discontinue such use(s) and remove such structure(s) not covered by the permission;
- (b) should the applicant fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration would not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (c) to resolve any land issues relating to the proposed use with the concerned owner(s) and/or occupant(s);
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - (i) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lots of the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee 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;
 - (ii) recent site inspection found that the existing structures within the private lot(s) were being used for domestic purpose. The lot owner(s) has to cease the domestic use and rectify the lease breach as soon as possible; and
 - (iii) according to the prevailing policy, no STW application/modification will be considered for domestic use. LandsD reserves the right to take enforcement action against such domestic purpose structures in the Site;
- (e) to note the comments of the Commissioner for Transport that the Site is connected to San Tam Road via a section of local access which is not managed by the Transport Department. The land status of the local access should be clarified with LandsD. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - (i) HyD shall not be responsible for the maintenance of the proposed access connecting between the Site and San Tam Road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (g) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall follow the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
 - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’;
 - (iii) the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - (i) the proposed use shall neither obstruct overland flow nor cause any adverse drainage impact to the adjacent areas; and
 - (ii) the applicant shall be liable for any adverse drainage impact due to the proposed use;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) the installation/maintenance/modification/repair work of fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to D of FS; and
 - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant shall seek comments and approval of any proposed tree works from the relevant department prior to the commencement of the works;
- (k) to note the comments of the Director of Electrical and Mechanical Services that:
 - (i) there is a high-pressure underground town gas transmission pipeline running along San Tam Road in the vicinity of the proposed use;
 - (ii) the applicant/consultant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the Site and any required minimum set back distance away from them during the design and construction

stages of the proposed use; and

- (iii) the applicant is required to observe the following requirements of the Electrical and Mechanical Services Department's publications via the following link for reference:
 - Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong
https://www.emsd.gov.hk/filemanager/en/content_287/GN_Qntve_Rsk_Asmnt_Study_Hgh_Prsre_Twn_Gas_Instltns_inHK.pdf
 - Code of Practice on 'Avoidance of Damage to Gas Pipes' 2nd Edition
[https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf)
 - (iv) the number of working personnel in the proposed use shall be minimised as far as reasonably practicable;
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that ten structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2025-04-25 星期五 03:08:32
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1102 DD 104 Long Ha, San Tin

Dear TPB Members,

788 approved 6 May 2022. Conditions not fulfilled. 874 approved 31 Mar 2023. Revoked a year later for failure to fulfill Drainage conditions.

The site has in fact been used for Open Storage.

Back again with a change in use to Second Hand Cars and Vehicle Parts.

Whatever, conditions are conditions irrespective of the purported use.

It is time to stop pandering to the operator who clearly has no intention of ever fulfilling the conditions.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 20 September 2021 2:50 AM HKT
Subject: A/YL-KTN/788 DD 104 Long Ha, San Tin

A/YL-KTN/788
Lot 3307 RP (part), 3308 RP (part), 3312 RP and 3313 RP in D.D.104, San Tin
Site area : About 962.8sq.m
Zoning : "CDA"
Applied use: Retail Shop / Wholesale Trade / Storage / 6 Vehicle Parking

Dear TPB Members,

So nobody is going to Mission Hills to play golf these days. Heartbreaking.

This appears to be in essence nothing more than a warehouse operation.

*The Operation The business nature of the proposed development is food importer and distributor including commodities and non-staple food to retailers such as Parknshop, Wellcome, and general trade shops. Part of the business will also be **providing warehouse storage.***

Across the road is A/YL-KTN/661, a larger Mission Hills car park. Wonder what this is now being used for.

In view of the increased interest in sports and the difficulties in travelling, it is a shame that some community minded operators does not consider developing the sites for recreational use.

Mary Mulvihill

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy
