2026年 7月 0 9日
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 2026 -07- 0 9.
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-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

(i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;

(ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and
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;及

(iii) 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的臨時用途或發展的許可續期

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

2601 577 29/6 By Post

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LTN/1255
	Date Received 收到日期	2026 -07- 09

1. 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。

2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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。

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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)

Maxtop Sky Limited 冠天有限公司

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)

Tensor Planning and Surveying Limited 方圓規劃及測量顧問有限公司

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）	Lots 3316 RP, 3331 RP (Part), 3337 RP, 3338 RP (Part), 3339 (Part), 3340 RP, 3341 RP (Part), 3342 (Part), 3343 (Part), 3344, 3345, 3346, 3347 (Part), 3348 (Part), 3349 RP, 3350, 3351 (Part), 3359 RP (Part) and 3360 RP in D.D. 104 and Adjoining Government Land, 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	☑Site area 地盤面積 3,967 sq.m 平方米 ☑About 約 ☑Gross floor area 總樓面面積 2,013 sq.m 平方米 ☑About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	243 sq.m 平方米 ☑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 No. S/YL-KTN/11
(e)	Land use zone(s) involved 涉及的土地用途地帶	"Comprehensive Development Area"
(f)	Current use(s) 現時用途	Shop and Services (Vehicle Showroom) (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 _____ (DD/MM/YYYY)&
於_____(日/月/年)在指定報章就申請刊登一次通知&

☑ posted notice in a prominent position on or near application site/premises on 4/6/2026 - 18/6/2026 (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 4/6/2026 (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，或有關的鄉事委員會&

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

☐ Type (i) 第(i)類 Change of use within existing building or part thereof 更改現有建築物或其部分內的用途

☐ Type (ii) 第(ii)類 Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程

☐ Type (iii) 第(iii)類 Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置

☐ Type (iv) 第(iv)類 Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制

☑ Type (v) 第(v)類 Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one「✓」.
註 1： 可在多於一個方格內加上「✓」號
Note 2: For Development involving columbarium use, please complete the table in the Appendix.
註 2： 如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 ☐About 約		
	Non-domestic part 非住用部分..... sq.m 平方米 ☐About 約		
	Total 總計 ..... sq.m 平方米 ☐About 約		

(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 ..... m 米 ☐About 約 (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) (請用圖則顯示有關土地／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))
(b) Intended use/development 有意進行的用途／發展	

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale
性質及規模

☐ Public utility installation 公用事業設施裝置

☐ Utility installation for private project 私人發展計劃的公用設施裝置

Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate
請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度

Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制**並填妥於第(v)部分的擬議用途/發展及發展細節** –

☐	Plot ratio restriction 地積比率限制	From 由 ..... to 至 .....
☐	Gross floor area restriction 總樓面面積限制	From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
☐	Site coverage restriction 上蓋面積限制	From 由 .....% to 至 ..... %
☐	Building height restriction 建築物高度限制	From 由 .....m 米 to 至 ..... m 米 From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上) From 由 ..... storeys 層 to 至 ..... storeys 層
☐	Non-building area restriction 非建築用地限制	From 由 .....m to 至 ..... m
☐	Others (please specify) 其他（請註明）	.....

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Parking of Vehicles for a Period of 5 Years (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	2,013 sq.m 平方米	☑About 約
Proposed plot ratio 擬議地積比率	0.51	☑About 約
Proposed site coverage 擬議上蓋面積	51 %	☑About 約
Proposed no. of blocks 擬議座數	8	
Proposed no. of storeys of each block 每座建築物的擬議層數	Not more than 1 storeys 層 ☐ include 包括.....storeys of basements 層地庫 ☐ exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上) Not more than 3.5 m 米	☐About 約 ☐About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐About 約

estimated number of residents 估計住客數目 .....

☑ Non-domestic part 非住用部分 GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐About 約

(please specify the number of rooms 請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐About 約

☐ Government, institution or community facilities 政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☑ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

Please refer to Plan 1

.....

.....

.....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
*B1	SHOP AND SERVICES (VEHICLE SHOWROOM)	99 m^2 (ABOUT)	99 m^2 (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
B2	SHOP AND SERVICES (VEHICLE SHOWROOM)	765 m^2 (ABOUT)	765 m^2 (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
*B3	SHOP AND SERVICES (VEHICLE SHOWROOM)	174 m^2 (ABOUT)	174 m^2 (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
B4	SHOP AND SERVICES (VEHICLE SHOWROOM)	746 m^2 (ABOUT)	746 m^2 (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
*B5	SITE OFFICE AND WASHROOM	207 m^2 (ABOUT)	207 m^2 (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
*B6	E&M FACILITY	15 m^2 (ABOUT)	15 m^2 (ABOUT)	2 m (NOT MORE THAN) (1-STOREY)
*B7	ELECTRIC METER ROOM	3 m^2 (ABOUT)	3 m^2 (ABOUT)	2 m (NOT MORE THAN) (1-STOREY)
*B8	ELECTRIC METER ROOM	4 m^2 (ABOUT)	4 m^2 (ABOUT)	2 m (NOT MORE THAN) (1-STOREY)
	TOTAL	2,013 m^2 (ABOUT)	2,013 m^2 (ABOUT)	

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

.....

.....

.....

.....

(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途

Circulation of vehicles, parking and loading/ unloading (L/UL).

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal
擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

N/A. The application site is in use for the applied use.

8. Vehicular Access Arrangement of the Development Proposal
擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ 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)) Accessible from San Tam Road via a local access. ☐ 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）
	No 否	☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 9 Motorcycle Parking Spaces 電單車車位 ____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ____ Others (Please Specify) 其他 (請列明) ____ ____ ____ ____ ____
	No 否	☐
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 ____ Coach Spaces 旅遊巴車位 ____ Light Goods Vehicle Spaces 輕型貨車車位 2 Medium Goods Vehicle Spaces 中型貨車車位 ____ Heavy Goods Vehicle Spaces 重型貨車車位 ____ Others (Please Specify) 其他 (請列明) ____ ____ ____ ____ ____
	No 否	☐

9. 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。

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	☐ Please provide details 請提供詳情 ....
	No 否	☑
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☑

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 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑
	_____		
	_____		
	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) 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)		

10. 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 supplementary planning statement.

11. 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 ..... ☐ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人

NANCY CHAN ..... Manager .....

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 .....

on behalf of 代表 Tensor Planning and Surveying Limited .....

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

Date 日期 24/06/2026 ..... (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

1. 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。

2. 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。

3. 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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料:

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches
在龕位內最多可安放骨灰的數量 _____

Maximum number of sets of ashes that may be interred other than in niches
在非龕位的範圍內最多可安放骨灰的數量 _____

Total number of niches 龕位總數 _____

Total number of single niches
單人龕位總數 _____

Number of single niches (sold and occupied)
單人龕位數目 (已售並佔用) _____

Number of single niches (sold but unoccupied)
單人龕位數目 (已售但未佔用) _____

Number of single niches (residual for sale)
單人龕位數目 (待售) _____

Total number of double niches
雙人龕位總數 _____

Number of double niches (sold and fully occupied)
雙人龕位數目 (已售並全部佔用) _____

Number of double niches (sold and partially occupied)
雙人龕位數目 (已售並部分佔用) _____

Number of double niches (sold but unoccupied)
雙人龕位數目 (已售但未佔用) _____

Number of double niches (residual for sale)
雙人龕位數目 (待售) _____

Total no. of niches other than single or double niches (please specify type)
除單人及雙人龕位外的其他龕位總數 (請列明類別)

_____

Number. of niches (sold and fully occupied)
龕位數目 (已售並全部佔用) _____

Number of niches (sold and partially occupied)
龕位數目 (已售並部分佔用) _____

Number of niches (sold but unoccupied)
龕位數目 (已售但未佔用) _____

Number of niches (residual for sale)
龕位數目 (待售) _____

Proposed operating hours 擬議營運時間 _____

_____

@ Ash interment capacity in relation to a columbarium means –
就靈灰安置所而言，骨灰安放容量指：
- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目;
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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	Lots 3316 RP, 3331 RP (Part), 3337 RP, 3338 RP (Part), 3339 (Part), 3340 RP, 3341 RP (Part), 3342 (Part), 3343 (Part), 3344, 3345, 3346, 3347 (Part), 3348 (Part), 3349 RP, 3350, 3351 (Part), 3359 RP (Part) and 3360 RP in D.D. 104 and Adjoining Government Land, Long Ha, Yuen Long, New Territories
Site area 地盤面積	3,967 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 243 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	"Comprehensive Development Area"
Applied use/ development 申請用途/發展	Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Parking of Vehicles for a Period of 5 Years

		sq.m 平方米	Plot Ratio 地積比率
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
	Non-domestic 非住用	2,013 ☑ About 約 ☐ Not more than 不多於	0.51 ☑About 約 ☐Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	8	
	Composite 綜合用途		

(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Non-domestic 非住用	3.5 m 米 ☑ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			1 Storeys(s) 層 ☑ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Composite 綜合用途	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
(iv)	Site coverage 上蓋面積		51 % ☑ About 約
(v)	No. of units 單位數目		
(vi)	Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於
		Public 公眾	sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	9 9 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	2 2 (LGV)

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	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Location Plan, Land Status Plan, Swept Path Analysis		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐

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。

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Section 16 Planning Application
Approved Kam Tin North Outline Zoning Plan
No. S/YL-KTN/11

Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Parking of Vehicles for a Period of 5 Years

Lots 3316 RP, 3331 RP (Part), 3337 RP, 3338 RP (Part), 3339 (Part), 3340 RP, 3341 RP (Part), 3342 (Part), 3343 (Part), 3344, 3345, 3346, 3347 (Part), 3348 (Part), 3349 RP, 3350, 3351 (Part), 3359 RP (Part) and 3360 RP in D.D. 104 and Adjoining Government Land, Long Ha, Yuen Long, New Territories

Supporting Planning Statement

Applicant
Maxtop Sky Limited

Consultant
Tensor Planning and Surveying Limited

June 2026

Supplementary Planning Statement

1 Introduction

1.1 The applicant seeks planning permission from the Town Planning Board (the TPB) under Section 16 of the Town Planning Ordinance for a Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Parking of Vehicles for a Period of 5 Years (the development) at Lots 3316 RP, 3331 RP (Part), 3337 RP, 3338 RP (Part), 3339 (Part), 3340 RP, 3341 RP (Part), 3342 (Part), 3343 (Part), 3344, 3345, 3346, 3347 (Part), 3348 (Part), 3349 RP, 3350, 3351 (Part), 3359 RP (Part) and 3360 RP in D.D. 104 and Adjoining Government Land, Long Ha, Yuen Long, New Territories (the Site).

1.2 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, which is accessible from San Tam Road via local access. In view of the growing popularity of electric vehicles (EVs) and the proximity to Long Ha Tsuen, Sheung Chuk Yuen, Yau Tam Mei Tsuen and San Wai Tsuen as well as other local settlements, the applicant intended to operate a motor-vehicle showroom to meet the market demand for EVs and serve the needs of nearby residents.

1.3 Compared with the last planning application No. A/YL-KTN/1009 approved on 24.5.2024 which is submitted by the same applicant for the same use, the applicant has changed the layout and development parameters. Therefore, this Supporting Planning Statement is prepared on behalf of Maxtop Sky Limited (the applicant), which aims to provide necessary information to facilitate TPB's consideration. The applicant respectfully requests favourable consideration of this s.16 planning application.

1.4 Following this Introduction, the planning context of the Site will be set out in Sections 2. The development proposal is detailed in Section 3, while its planning justifications are discussed in Section 4. Section 5 concludes and summarises this Supporting Planning Statement.

2 Planning Context

The Site and its surroundings

2.1 The Site is situated in Long Ha, Yuen Long, which occupies an area of about 3,967m^2 (**Plan 1** and **Plan 2**). The Site is accessible from San Tam Road via local access, is currently fenced-off, with structures erected and operated as a motor-vehicle showroom.

2.2 The surrounding areas of the Site are predominantly rural in nature. The Site is close to the village settlement of Sheung Chuk Yuen, Yau Tam Mei Tsuen, San Wai Tsuen and Long Ha Tsuen which are located to the north, northeast and east of the Site; with some brownfield operations and shop and services to the north; some farmland and grassland to the south of the Site; and San Tin Highway across San Tam Road to the west of the Site.

Statutory Land Use Zoning

2.3 The Site falls within an area zoned "CDA" on the Approved Kam Tin North OZP No. S/YL-KTN/11. According to the Notes of the OZP, vehicle showroom is subsumed under 'Shop and Services', which is a Column 2 use which requires planning permission from the TPB.

Previous and Similar Planning Applications

2.4 The Site, in part, is the subject of 11 previous planning application (No. A/YL-KTN/216, 233, 249, 291, 325, 385, 479, 533, 661, 846 and 1009). Applications No. A/YL-KTN/233, 249 and 1009, for temporary sales of vehicles, temporary sales of vehicles and parking of private cars, and shop and services (vehicle showroom) were approved by the board in 2005, 2006 and 2024 respectively. Approval of the current application is in line with the TPB's previous decisions and would not set an undesirable precedent within the "CDA" zone. The remaining eight applications for temporary open storage and temporary private car park are considered irrelevant to the current application.

2.5 Compared with the last planning application No. A/YL-KTN/1009 (valid until 24.8.2026), the application boundary and the applicant are the same for the same use while there are minor revisions in the development parameters which reflects the applicant's latest intention as well as the latest condition of the Site. Thus, a fresh planning application is submitted to the TPB.

2.6 There are several planning applications for similar shop and services use within the same "CDA" zone being approved by the TPB in 2021 to 2026. Approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "CDA" zone. These planning applications are summarised in **Table 1** below.

Table 1 – Similar Applications within the same "CDA" zones approved by the TPB between 2021 to 2026

Application No.	**Applied Use**	**Approval Date**
A/YL-KTN/788	Proposed Temporary Retail Shop, Wholesale Trade and Ancillary Storage of Dried Food Products for a Period of 3 Years	6.5.2022
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
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
A/YL-KTN/1102	Proposed Temporary Shop and Services (Vehicle Showroom and Sales of Second-hand Private Cars, Vehicle Parts and Accessories) with Ancillary Facilities for a Period of Three Years	18.7.2025
A/YL-KTN/1133	Proposed Temporary Shop and Services (Vehicle Showrooms, Sales of Second-hand Private Cars, Vehicle Parts and Accessories) with Ancillary Facilities for a Period of Three Years	15.8.2025
A/YL-KTN/1204	Proposed Temporary Shop and Services and Associated Excavation of Land for a Period of Three Years	27.2.2026

Land Status

2.7 The land status plan is shown on **Plan 3**. The Site occupies Lots 3316 RP, 3331 RP (Part), 3337 RP, 3338 RP (Part), 3339 (Part), 3340 RP, 3341 RP (Part), 3342 (Part), 3343 (Part), 3344, 3345, 3346, 3347 (Part), 3348 (Part), 3349 RP, 3350, 3351 (Part), 3359 RP (Part) and 3360 RP in D.D. 104, which are old schedule agricultural lots under Block Government Lease that restrict erection of structures without prior approval of the Government. The Site also falls on 243m^2 of GL. Upon planning permission granted from the TPB, the applicant will apply to the Lands Department for Short Term Waiver and Short-Term Tenancy to allow for erection of temporary structure and occupation of GL.

3 Development Proposal

3.1 The Site occupies an area of about 3,967m^2, including about 243m^2 of GL **(Plan 3)**. As shown in the layout plan **(Plan 1)**, the development involves eight single-storey structures (which three of them are open-shed) with height of not more than 3.5m and a total floor area of about 2,013m^2 for motor-vehicle showroom, ancillary site office, washroom, E&M facility and electric meter rooms. About 130 motor-vehicles will be displayed at the motor-vehicle showroom. Unlicensed vehicles for display would be driven to the Site by staff with trade license, hence, towing of vehicles is not required. Nine private car parking spaces, with seven served with 170kW DC chargers, are provided at the Site for both charging of unlicensed EVs for test-drive purposes and for serving the staff and visitors. Thus, the ancillary E&M facility and electric meter rooms are installed to supply electricity for the EV chargers. The ancillary site office and washroom is to support daily business operation. Other remaining uncovered area will be reserved for circulation of vehicles, parking and loading/ unloading (L/UL). The operation hours of the Site are from 9:00 to 19:00 daily including Sundays and public holidays. It is estimated that the Site would be able to accommodate 10 staff. It is estimated the Site would attract not more than 20 visitors per day. Details of the development parameters and the proposed structures are shown at **Table 2** and **Table 3** below:

Table 2 – Main Development Parameters

Application Site Area	About 3,967m^2, including about 243m^2 of GL

Covered Area	About 2,013m^2
Uncovered Area	About 1,954m^2
Plot Ratio	About 0.51
Site Coverage	About 51%
Number of Structure(s)	8
Total Gross Floor Area	About 2,013m^2 (non-domestic)
Building Height	Not more than 3.5 m
Number of Storey	Not more than 1 storey
Internal Transport Facilities - **Parking Space for Private Cars (PC)** - **L/UL Space for Light Goods Vehicle (LGV)**	 9 2

Table 3 – Details of the Proposed Structures

Structure	**Uses**	**Covered Area (m^2) (about)**	**GFA (m^2) (about)**	**Building Height (Not more than)**
B1 (open shed)	Shop and Services (Vehicle Showroom)	99	99	3.5m (1 storey)
B2 (open shed)	Shop and Services (Vehicle Showroom)	765	765	3.5m (1 storey)
B3	Shop and Services (Vehicle Showroom)	174	174	3.5m (1 storey)
B4 (open shed)	Shop and Services (Vehicle Showroom)	746	746	3.5m (1 storey)
B5	Site Office and Washroom	207	207	3.5m (1 storey)
B6	E&M Facility	15	15	2m (1 storey)
B7	Electric meter room	3	3	2m (1 storey)
B8	Electric meter room	4	4	2m (1 storey)
Total		2,013	2,013	-

3.2 The development is intended to serve as a motor-vehicle showroom of a renowned

automobile brand (mainly sell EVs), private cars are displayed at the Site to showcase the company's latest models to prospective buyers. Test drives are available by appointment, in order to avoid overcrowding the Site. If the customers decided to buy the car, the staff would assist them with the necessary documentation, including vehicle registration, insurance, and warranty information at the site office. Once the customers are done with the documentation, the purchased vehicle would be charged at the private car parking spaces with EV chargers and would be ready for collection.

3.3 No public announcement system, whistle blowing, portable loud speaker or other form of audio amplification system will be used at the Site. No car beauty, car washing, car repairing, car dismantling, open storage or other workshop activities will be conducted on the Site at any time during the planning approval period. Periphery solid metal wall of 2.5m high will be erected along the development, to minimise nuisance to the surrounding area.

Traffic and Access Arrangements

3.4 The Site is accessible from San Tam Road via local access **(Plan 2)**. The ingress/egress at the north of the Site will be 9m in width. Nine parking spaces for private car and two L/UL spaces for LGV are proposed at the Site, within which two private car parking spaces would be reserved for visitors' use and the remaining would be reserved for staff's use (including test drive purpose). Sufficient manoeuvring space will be provided within the Site to facilitate vehicle turning as shown in the swept path analysis on **Plan 4**. Hence, no queueing of vehicles onto the public road is anticipated.

3.5 As mentioned in **para. 3.1**, 10 staff will work on-site and the staff is expected to commute to the Site by PCs. In view of the above, the traffic generation and attraction by the development is expected to be negligible. **Table 4** below provides details of the estimated traffic generation and attraction:

Table 4 – Estimated Traffic Generation and Attraction

Time Period	**PC**		**LGV**		**2-way total**
	In	**Out**	**In**	**Out**	
Trips at morning peak (9:00 to 10:00 a.m.)	5	0	0	0	5

Time Period	**PC**		**LGV**		**2-way total**
	In	**Out**	**In**	**Out**	
Trips at afternoon peak (5:00 to 7:00 p.m.)	0	5	0	0	5
Average Traffic trip per hour (10:00 a.m. to 5:00 p.m.)	4	4	2	2	12

Environmental, Drainage and Fire Safety Considerations

3.6 The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (CoP) promulgated by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. Other environmental protection/pollution control ordinances, such as Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance, etc. will also be complied with at all times during the planning approval period. The applicant will also follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment within the Site.

3.7 Regarding the drainage consideration, approval condition (d) of the previous approved application No. A/YL-KTN/1009, i.e. submission of a condition record of the existing drainage facilities has been complied with within the compliance period (**Appendix A**). The applicant would maintain the drainage facilities implemented and submit records of the existing drainage facilities to the satisfaction of the Director of Drainage Services or of the TPB upon the application is approved by the TPB.

3.8 Moreover, in terms of fire safety consideration, approval condition (e) of application No. A/YL-KTN/1009 regarding the submission of a fire service installations proposal has also been complied with within the compliance period (**Appendix B**). Due to the change in layout, the applicant will provide an updated FSIs proposal and adequate fire service installations as per relevant Government departments' latest requirement after the application is approved by the TPB. Therefore, it is anticipated that no adverse impact

will be generated with relevant mitigation measures implemented.

4 Planning Justifications

Provision of EV Charging Parking Spaces to Support Government Policy on Promoting the Popularisation of Electric Vehicles

4.1 Compare to the planning application A/YL-KTN/1009, more private car parking spaces, which some are reserved with EV chargers, will be provided to cater visitors' needs to park and charge their EV upon their visit to the motor-vehicle showroom. This helps to promote the adoption of EVs and their associated supporting facilities in Hong Kong, while the Government issued the Hong Kong Roadmap on Popularisation of Electric Vehicles in 2021 to actively promote EV in Hong Kong in recent years.

Benefits and Opportunities for the Local Residents

4.2 The development is nearby Sheung Chuk Yuen, Yau Tam Mei Tsuen, San Wai Tsuen, Long Ha Tsuen and other village settlements. The motor-vehicle showroom provides a clean option to the local residents by selling electric vehicles that are essential for their demand of private vehicles to commute. Meanwhile, the development could create job opportunities at local area and hence local residents do not need to travel across districts for employment.

The Development is Temporary in Nature and Would not Jeopardising the Long-term Planning Intention of the "CDA" Zone

4.3 Despite the development not fully in line with planning intention of "CDA" zone, which intended primarily for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, there is currently no known/ planned programme for the implementation of the subject "CDA" zone. Upon the expiry of the planning approval or any long-term development programme to be implemented at the Site, the applicant is committed to cease the business operation and reinstate the Site to an amenity area.

Land Use Compatibility and No Undesirable Precedent

4.4 The surroundings of the Site are predominantly rural in nature with village settlements, some brownfield operations, shop and services, farmland and grassland nearby. The development with a building height of not more than 3.5m is lower than that of the nearby village houses (i.e. a maximum building height of 3 storeys (8.23m)) and is considered small in scale. Therefore, the development is compatible with the surrounding areas.

4.5 As listed in **para. 2.4** above, the Site is the subject of three previous approved planning applications for temporary sale of vehicles/ shop and services (motor-vehicle showroom) between 2005 to 2024. In addition, there are several planning applications for similar shop and services within the same "CDA" zone being approved by the TPB. Approval of the current application is in line with the TPB's previous decisions and would not set an undesirable precedent for similar use in the area.

No Adverse Impacts to the Surrounding Areas

Traffic

4.6 The development would not incur any adverse traffic impact. Only nine parking spaces for private car and two L/UL spaces for LGV are proposed at the Site. Sufficient manoeuvring space will be provided within the Site to allow turning of vehicles as shown on **Plan 4**. As a result, no vehicle queueing onto the public road is expected. The estimated traffic generation illustrates that the adverse impact on the traffic conditions brought by the additional traffic is minimal.

Environmental

4.7 The development would not involve any car beauty, car washing, car repairing, car dismantling, open storage or other workshop activities. The operation hours are limited to 9:00 to 19:00 daily including Sundays and public holidays. Periphery solid metal wall of 2.5m high will be erected along the site boundary to minimise nuisance to nearby users and/or residential dwellings. The applicant will strictly comply with all relevant environmental protection/pollution control ordinances, as well as the relevant mitigation measures and requirements stipulated in the latest CoP issued by the EPD.

Drainage and Fire

4.8 Regarding drainage impact, the applicant would adopt the previous approach in the planning application A/YL-KTN/1009 to maintain the implemented drainage facilities and submit records of the existing drainage facilities to the satisfaction of relevant

Government Department. Hence, no adverse drainage impact is anticipated. The FSIs proposal and adequate fire service installations in line with latest technical requirements will be provided to ensure fire safety upon requested by concerned Government Departments. In addition, the applicant has demonstrated his intention and effort to minimise the drainage impact and fire safety issues in the previous planning application A/YL-KTN/1009 that the relevant planning conditions for submission of proposals have been successfully discharged and complied on time.

5 Conclusion

5.1 The applicant seeks planning permission from the TPB for Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Parking of Vehicles for a Period of 5 Years at Lots 3316 RP, 3331 RP (Part), 3337 RP, 3338 RP (Part), 3339 (Part), 3340 RP, 3341 RP (Part), 3342 (Part), 3343 (Part), 3344, 3345, 3346, 3347 (Part), 3348 (Part), 3349 RP, 3350, 3351 (Part), 3359 RP (Part) and 3360 RP in D.D. 104 and Adjoining Government Land, Long Ha, Yuen Long, New Territories.

5.2 As detailed in this Supporting Planning Statement, the proposed use is well-justified on the grounds that the development would support Government Policy on promoting the popularisation of electric vehicles. In addition, the development would benefit the nearby villagers in Sheung Chuk Yuen, Yau Tam Mei Tsuen, San Wai Tsuen and Long Ha Tsuen. It is temporary in nature and would not jeopardise the long-term planning intention of the "CDA" zone, and is compatible with the surrounding land uses. Adequate mitigation measures will be provided by the applicant upon planning approval granted by the TPB to alleviate any adverse impact arising from the development.

5.3 In light of the planning justifications furnished in this planning statement supported by the various technical assessments and the applicant's strong commitment to strictly comply with all control ordinances. The applicant respectfully requests favourable considerations on this s.16 planning application by the TPB.

Tensor Planning and Surveying Limited
June 2026

List of Plans

Plan 1	Layout Plan
Plan 2	Location Plan
Plan 3	Land Status Plan
Plan 4	Swept Path Analysis

Appendices

Appendix A	Compliance Letter for A/YL-KTN/1009 approval condition (d) dated 13.3.2025
Appendix B	Compliance Letter for A/YL-KTN/1009 approval condition (e) dated 8.5.2025

DEVELOPMENT PARAMETERS

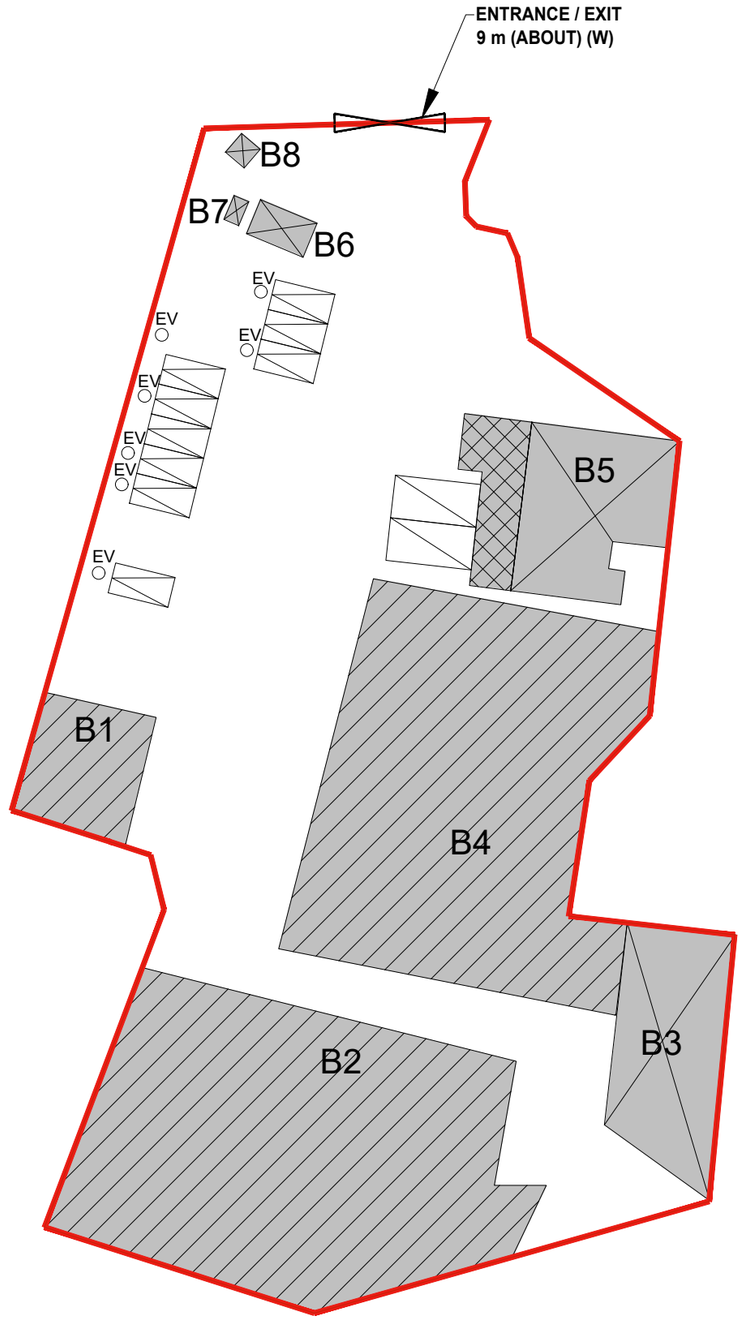
APPLICATION SITE AREA	: 3,967 m^2	(ABOUT)
COVERED AREA	: 2,013 m^2	(ABOUT)
UNCOVERED AREA	: 1,954 m^2	(ABOUT)
PLOT RATIO	: 0.51	(ABOUT)
SITE COVERAGE	: 51%	(ABOUT)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,013 m^2	(ABOUT)
TOTAL GFA	: 2,013 m^2	(ABOUT)
BUILDING HEIGHT	: 3.5 m	(NOT MORE THAN)
NO. OF STOREY	: 1	(NOT MORE THAN)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
*B1	SHOP AND SERVICES (VEHICLE SHOWROOM)	99 m^2 (ABOUT)	99 m^2 (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
B2	SHOP AND SERVICES (VEHICLE SHOWROOM)	765 m^2 (ABOUT)	765 m^2 (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
*B3	SHOP AND SERVICES (VEHICLE SHOWROOM)	174 m^2 (ABOUT)	174 m^2 (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
B4	SHOP AND SERVICES (VEHICLE SHOWROOM)	746 m^2 (ABOUT)	746 m^2 (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
*B5	SITE OFFICE AND WASHROOM	207 m^2 (ABOUT)	207 m^2 (ABOUT)	3.5 m (NOT MORE THAN) (1-STOREY)
*B6	E&M FACILITY	15 m^2 (ABOUT)	15 m^2 (ABOUT)	2 m (NOT MORE THAN) (1-STOREY)
*B7	ELECTRIC METER ROOM	3 m^2 (ABOUT)	3 m^2 (ABOUT)	2 m (NOT MORE THAN) (1-STOREY)
*B8	ELECTRIC METER ROOM	4 m^2 (ABOUT)	4 m^2 (ABOUT)	2 m (NOT MORE THAN) (1-STOREY)
	TOTAL	**2,013 m^2 (ABOUT)**	**2,013 m^2 (ABOUT)**	

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

INTERNAL TRANSPORT FACILITIES

NO. OF PRIVATE CAR PARKING SPACE	: 9	
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)	
NO. OF LIGHT GOODS VEHICLES L/UL SPACE	: 2	
DIMENSIONS OF L/UL SPACE	: 7 m (L) X 3.5 m (W)	



0 20 50 M @A3

N

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

LEGEND

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

–	LAYOUT PLAN	17 JUN 2026

REVISION

	name	DATE
drawn	CY	-
checked	-	-
approved	-	-

contract no. –

project no.

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

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

drawing title.
LAYOUT PLAN

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

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,967 m^2 (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA LOCAL ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA LOCAL ACCESS

SAN TIN HIGHWAY

CASTLE PEAK ROAD – TAM MI

KAM POK ROAD EAST

鎮墨路東

3723 S.E RP

3723 S.D RP

0 20 50 M @A3

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

N

LEGEND

APPLICATION SITE

ACCESS ROUTE

–	LAYOUT PLAN	10 JUN 2026

REVISION

	name	
drawn	CY	DATE
checked	-	DATE
approved	-	DATE

contract no. –

project no.

TITLE :

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

SITE LOCATION :

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

drawing title.

LOCATION PLAN

drawing no.	rev.	scale
PLAN 2	–	N.T.S.

LAND STATUS

APPLICATION SITE AREA	: 3,967 m²	(ABOUT)
AREA OF PRIVATE LAND	: 3,724 m²	(ABOUT)
AREA OF GOVERNMENT LAND	: 243 m²	(ABOUT)

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

N

LEGEND

- APPLICATION SITE
- PRIVATE LAND
- GOVERNMENT LAND

GOVERNMENT LAND PORTION OF THE APPLICATION SITE

0 20 50 M @A3

–	LAYOUT PLAN	10 JUN 2026

REVISION

	name	DATE
drawn	CY	–
checked	–	–
approved	–	–

contract no. –

project no.

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

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

drawing title.
LAND STATUS PLAN

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

SWEPT PATH ANALYSIS

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

SWEPT PATH GENERATED BY AUTODESK VEHICLE TRACKING

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

N

LEGEND

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

B1 B2 B3 B4 B5 B6 B7 B8

EV

3308 RP
3312 RP
3313 RP
3313 RP
3341 RP
3331 RP
3330 RP
3364 RP
3366 RP
3365 RP
3363 RP
3444
3445
3443
3353 RP
3359 RP
3354
3356 RP
3355
3457 RP
3456

Road
道路
4202 RP

0 20 50 M @A3

–	LAYOUT PLAN	17 JUN 2026

REVISION

	name	DATE
drawn	CY	–
checked	-	–
approved	-	–

contract no. –

project no.

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

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

drawing title.
SWEPT PATH PLAN

drawing no.	rev.	scale
PLAN 4	–	N.T.S.

Appendix A

Compliance Letter for A/YL-KTN/1009 approval condition (d) dated 13.3.2025

規劃署
粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室

Planning Department
Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號	Your Reference :	DD104 Lot 3316 RP & VL
本署檔號	Our Reference :	TPB/A/YL-KTN/1009
電話號碼	Tel. No. :	3168 4049/ 3168 4072
傳真機號碼	Fax No. :	3168 4074/ 3168 4075

By Post and Fax (2323 3662)

R-riches Property Consultants Ltd.

[redacted]

(Attn: Mr. Louis TSE / Danny NG)

13 March 2025

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (d)
- the Submission of a Condition Record of the Existing Drainage Facilities on the site

Proposed Temporary Shop and Services (Vehicle Showroom) with Ancillary Facilities for a Period of 5 Years in "Comprehensive Development Area" Zone, Various Lots in D.D. 104 and Adjoining Government Land, Long Ha, Yuen Long, New Territories
(Application No. A/YL-KTN/1009)

I refer to your submission dated 21.11.2024 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☑ Acceptable. The captioned condition **has been complied with**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comments in ***Appendix***.

Should you have any queries, please contact Mr. Terence TANG (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,

(Josephine LO)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

c.c.
CE/MN, DSD (Attn.: Mr. Terence TANG)

Internal
CTP/TPB

JL/AY/jc

R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref. : DD104 Lot 3316 RP & VL
Your Ref. : TPB/A/YL-KTN/1009

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

By Email

21 November 2024

Dear Sir,

Compliance with Approval Condition (d)

Proposed Temporary Shop and Services (Vehicle Showroom) with Ancillary Facilities for a Period of 5 Years in "Comprehensive Development Area" Zone, Various Lots in D.D. 104 and Adjoining Government Land, Long Ha, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1009)

We are writing to submit a response-to-comments table and a revised photographic record supplied from the applicant showing the existing drainage facilities for compliance with approval condition (d) of the subject application, i.e. *the submission of a condition record of the existing drainage facilities* (**Appendices I and II**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Danny NG
Town Planner

cc DPO/FSYLE, PlanD (Attn.: Mr. Jet CHEUNG email: jsjcheung@pland.gov.hk)

[redacted]

Appendix I – Response to the Comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)

Comments of the CE/MN, DSD (Contact Person: Mr. Terence TANG; Tel: 2300 1257)		
(1)	Agreed drainage facilities alignment with size should be should on the drainage plan.	Noted and the applicant had revised accordingly (**Appendix II**).


VP1


VP2


VP3

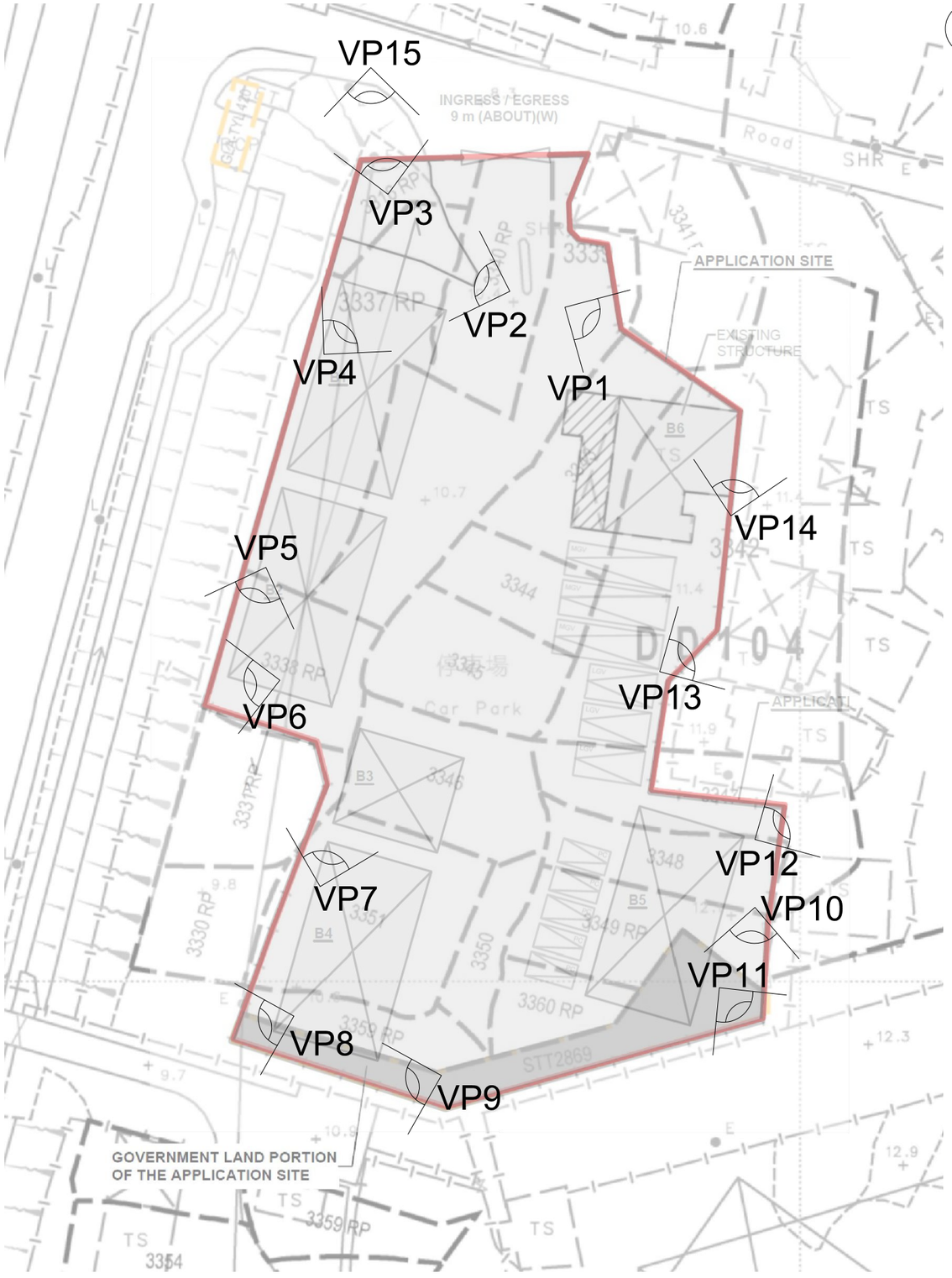

VP4


VP5


VP6


VP7


VP8




VP9


VP10


VP11


VP12


VP13


VP14


VP15

PLANNING APPLICATION NO. A/YL-KTN/1009
CONDITION RECORD OF THE EXISTING DRAINAGE FACILITIES

PHOTOS TAKEN DATE: 21 NOV 2024

Appendix B

Compliance Letter for A/YL-KTN/1009 approval condition (e) dated 8.5.2025

規劃署
粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室

Planning Department
Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號	Your Reference :	DD104 Lot 3316 RP & VL
本署檔號	Our Reference :	TPB/A/YL-KTN/1009
電話號碼	Tel. No. :	3168 4049 / 3168 4072
傳真機號碼	Fax No. :	3168 4074 / 3168 4075

By Post and Fax (2323 3662)

R-riches Property Consultants Ltd.

[redacted]

(Attn: Mr. Louis TSE / Christian CHIM)

8 May 2025

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (e)
- the Submission of a Fire Service Installations Proposal

Proposed Temporary Shop and Services (Vehicle Showroom) with Ancillary Facilities for a Period of Five Years in "Comprehensive Development Area" Zone in Various Lots in D.D. 104 and adjoining Government Land, Long Ha, Yuen Long, New Territories
(Application No. A/YL-KTN/1009)

I refer to your submission received on 2.4.2025 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☑ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comment in ***Appendix***.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**. Please find detailed departmental comment in ***Appendix***.

Should you have any queries on the departmental comment, please contact Mr. YUEN Tsz-fung (Tel: 2733 7737) of the Fire Services Department directly.

Yours faithfully,

(Josephine LO)
District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

c.c.
D of FS (Attn.: Mr. YUEN Tsz-fung)

Internal
CTP/TPB

JL/AY/jc

Appendix

Comment from the Director of Fire Services:

Please be advised that the installation /maintenance/ modification/ repair work of FSIs shall be undertaken by an 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 the Director of Fire Services.

R-Riches
Property Consultants Ltd.

盈卓物業
顧問有限公司

Our Ref.: DD104 Lot 3316 RP & VL
Your Ref.: TPB/A/YL-KTN/1009

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

By Email

1 April 2025

Dear Sir,

Compliance with Approval Condition (e)

Proposed Temporary Shop and Services (Vehicle Showroom) with Ancillary Facilities for a Period of 5 Years in "Comprehensive Development Area" Zone, Various Lots in D.D. 104 and Adjoining Government Land, Long Ha, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1009)

We are writing to submit a response to comments table and a revised fire service installations (FSIs) proposal provided by the applicant for compliance with approval condition (e) of the subject application, i.e. *the submission of a FSIs proposal* (**Appendices I** to **II**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [redacted] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD (Attn.: Ms. Andrea YAN email: awyyan@pland.gov.hk)
(Attn.: Mr. Jet CHEUNG email: jsjcheung@pland.gov.hk)

[redacted]

Appendix I - Response-to-Comment

Proposed Temporary Shop and Services (Vehicle Showroom) with Ancillary Facilities for a Period of 5 Years in "Comprehensive Development Area" Zone, Various Lots in D.D. 104 and Adjoining Government Land, Long Ha, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-KTN/1009)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Fire Services (D of FS) (Contact Person: Mr. CHEUNG Wing-Hei; Tel: 2733 7737)		
(a)	Based on the submitted FSI proposal, I have the following comments: FS Noted item 1.3 should be revised as "A modified hose reel system of 2000 litres water tank to be provided for the structure B1 to B6 as indicated on plan";	Noted and revised accordingly. Please refer to the revised fire service installations proposal (**Appendix I**).
(b)	Modified hose reel system shall be provided in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022;	
(c)	The separation distance between each structure shall be clearly indicated on plan;	
(d)	In relation to iii. Above, structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided if the total floor exceeds 230 m^2; and	
(b)	Please advise the applicant to clarify the warehouses as mentioned in FS Notes item 4.1.	

FIRE SERVICES NOTES:

FIRE SERVICES NOTES

1. HOSE REEL SYSTEM

1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS OF THE PREMISES AS INDICATED ON PLANS.

1.2 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.

1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THOSE STRUCTURES B1 TO B6 AS INDICATED ON PLAN.

1.4 TWO HOSE REEL PUMPS (ONE DUTY & ONE STANDBY) SHALL TO BE PROVIDED AT FS PUMP ROOM AT STRUCTURE B6.

1.5 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.

1.6 SUFFICIENT HOSE REELS SHALL BE PROVIDED TO THE PREMISES AND PROTECTED FOR WHOLE PREMISES. HOSE REELS SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE PREMISES CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30 M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT.

1.7 MODIFIED HOSE REEL SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUN FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.

2. SPRINKLER SYSTEM

i) SINCE THE FLOOR AREA FOR THOSE STRUCTURES B1 TO B6 ARE NOT EXCEED 230sq.m, THEREFORE, SPRINKLER SYSTEM SHALL NOT BE PROVIDED.

3. FIRE ALARM SYSTEM

3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE COVERED AREA OF BUILDING FOR B1 TO B6 IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR HOSE REEL PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.

3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED INSIDE THE FS PUMP ROOM ON G/F AT BUILDING B6.

4. EMERGENCY LIGHTING

4.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE COVERED AREA OF STRUCTURES FOR B1 TO B6 IN ACCORDANCE WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER 4/2021.

4.2 EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THOSE STRUCTURES B1 TO B6 LEADING TO EXIT OF BUILDING.

5. EXIT SIGN

5.1 SUFFICIENT SELF-CONTAINED TYPE DIRECTIONAL AND EXIT SIGNS TO ENSURE THAT ALL EXIT ROUTES FROM ANYWHERE WITHIN THOSE STRUCTURES FOR B1 TO B6 ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF EXIT ROUTE SERVING THE BUILDING.

5.2 DIRECTIONAL AND EXIT SIGNS SHALL BE INSTALLED IN ACCORDANCE TO BS 5266-1 : 2016 AND FSD CIRCULAR LETTER NO. 5/2008

6. EMERGENCY GENERATOR

6.1 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. A.C. SUPPLY SOURCE WITH SECONDARY SUPPLY SHALL FEED BEFORE MAIN SWITCH.

6.2 DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.

7 PORTABLE HAND-OPERATED APPROVED APPLIANCE

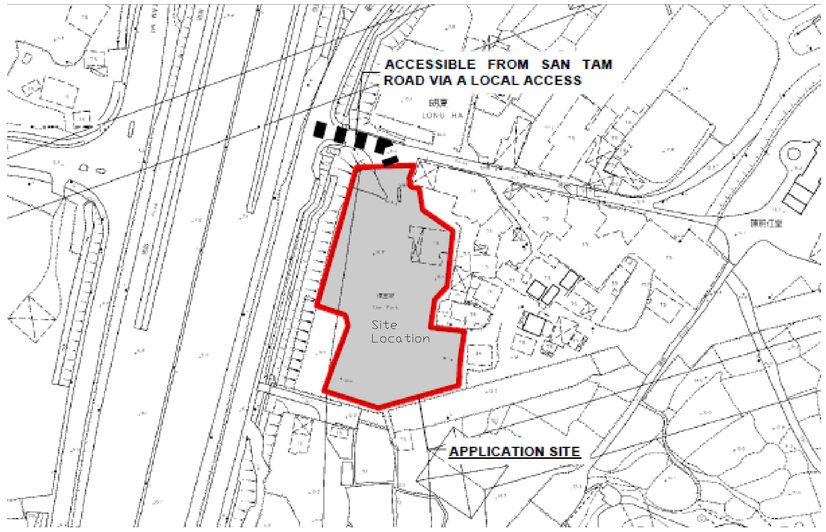
7.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.

8 STATIC OR DYNAMIC SMOKE EXTRACTION SYSTEM

8.1 SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE COMPARTMENT SHALL PROVIDE MORE THAN 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

9 VENTILATION/AIR CONDITIONING CONTROL SYSTEM

9.1 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.



SITE LOCATION (NOT TO SCALE)

LEGEND (FOR SCHEMATIC DIAGRAM)

HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT	F.S. INLET
150mm FIRE ALARM BELL	H.R. HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
BREAK GLASS UNIT	150mm FIRE ALARM BELL
GATE VALVE	BREAK GLASS UNIT
NON RETURN VALVE	PUMP
VORTEX INHIBITOR	EMERGENCY LIGHTING
BALL FLOAT VALVE	EXIT SIGN
PRESSURE SWITCH	MFA MANUAL TYPE FIRE ALARM PANEL
PRESSURE GAUGE WITH COCK	PUMP PANEL WITH WATERPROOF ENCLOSURE
A.A.V. AUTOMATIC AIR VENT WITH COCK	SELF-CONTAINED EMERGENCY FLUORESCENT LIGHTING UNIT
FS HOSE REEL PIPE	F.E. CO_2 5Kg CO2 TYPE FIRE EXTINGUISHER
FLEXIBLE CONNECTOR	F.E. D.P 4Kg DRY POWDER TYPE FIRE EXTINGUISHER
CHECK METER POSITION	
PLUG	
Y-STRAINER	

ABBREVIATION

SPR.	SPRINKLER	F/A	FROM ABOVE
F.H.	FIRE HYDRANT	F/B	FROM BELOW
H.R.	HOSE REEL	T/A	TO ABOVE
F.E.	FIRE EXTINGUISHER	T/B	TO BELOW
CO_2	CARBON DIOXIDE	U/G	UNDERGROUND
L.P.C.	LOSS PREVENTION COUNCIL	F.S.	FIRE SERVICES
F.S.I.	FIRE SERVICES INSTALLATION		
H/L	HIGH LEVEL		
M/L	MID LEVEL		
L/L	LOW LEVEL		

COLOUR CODE

PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-10167-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-10167-FS02	PROPOSED HOSE REEL SYSTEM LAYOUT PLAN
EP-10167-FS03	SITE BLOCK PLAN
EP-10167-FS04	SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM

REV	DESCRIPTION	DATE	BY
1	TBP RESUBMISSION	29-03-2025	HY
0	TBP SUBMISSION	22-02-2025	HY

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

IN "COMPREHENSIVE DEVELOPMENT AREA" ZONE, VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, NEW TERRITORIES

[A/YL-KTN/1009]

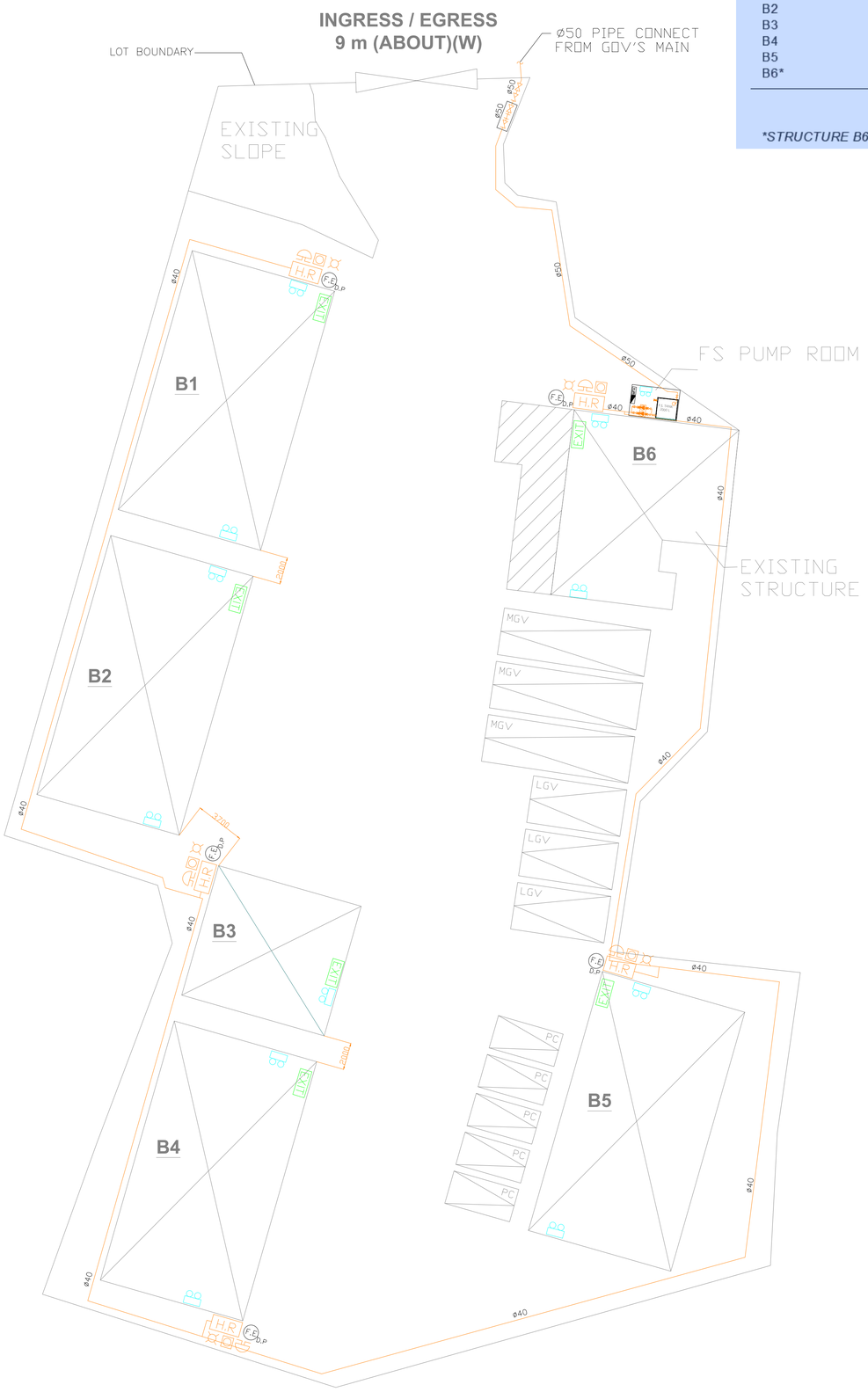
DRAWING TITLE

FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	–	–	–
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10167-FS01		
SCALE	N. T. S.	REVISION	1

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES (VEHICLE SHOWROOM), RECEPTION, WASHROOM	220 m^2 (ABOUT)	220 m^2 (ABOUT)	10 m (ABOUT)(1-STOREY)
B2	SHOP AND SERVICES (VEHICLE SHOWROOM),	220 m^2 (ABOUT)	220 m^2 (ABOUT)	10 m (ABOUT)(1-STOREY)
B3	SHOP AND SERVICES (VEHICLE SHOWROOM)	110 m^2 (ABOUT)	110 m^2 (ABOUT)	10 m (ABOUT)(1-STOREY)
B4	SHOP AND SERVICES (VEHICLE SHOWROOM)	220 m^2 (ABOUT)	220 m^2 (ABOUT)	10 m (ABOUT)(1-STOREY)
B5	SHOP AND SERVICES (VEHICLE SHOWROOM)	220 m^2 (ABOUT)	220 m^2 (ABOUT)	10 m (ABOUT)(1-STOREY)
B6*	SITE OFFICE AND WASHROOM	207 m^2 (ABOUT)	207 m^2 (ABOUT)	3.5 m (ABOUT)(1-STOREY)
	TOTAL	1,197 m^2 (ABOUT)	1,197 m^2 (ABOUT)	

**STRUCTURE B6 IS AN EXISTING STRUCTURE, WHILE STRUCTURES B1 TO B5 ARE PROPOSED STRUCTURES.*



1	TBP RESUBMISSION	29-03-2025	HY
0	TBP SUBMISSION	22-02-2025	HY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

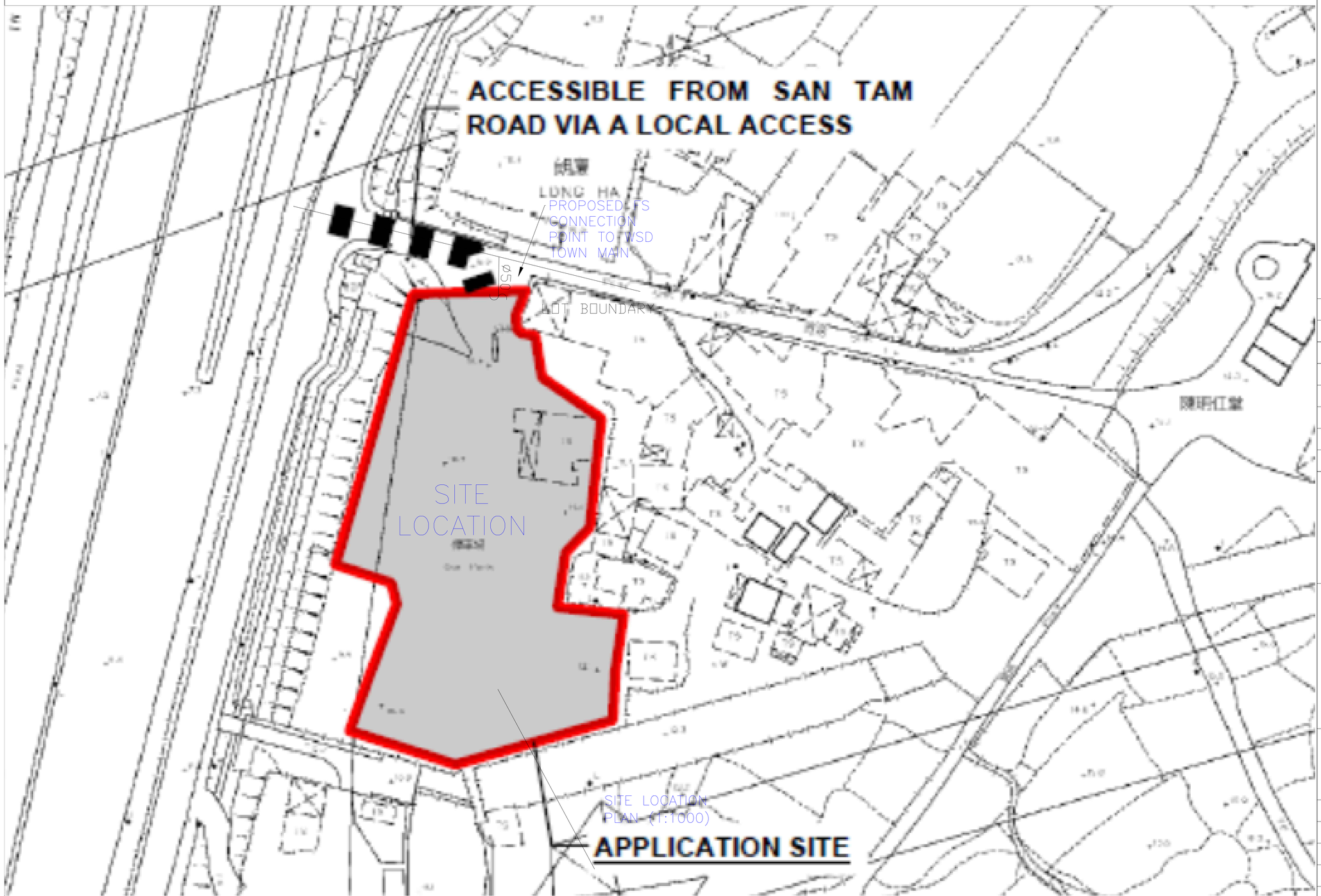
IN "COMPREHENSIVE DEVELOPMENT AREA" ZONE, VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, NEW TERRITORIES

[A/YL-KTN/1009]

DRAWING TITLE

PROPOSED HOSE REEL SYSTEM LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	-	-	-
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10167-FS02		
SCALE	1 : 300	REVISION	1



REV	DESCRIPTION	DATE	BY
1	TBP RESUBMISSION	29-03-2025	HY
0	TBP SUBMISSION	22-02-2025	HY

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

IN "COMPREHENSIVE DEVELOPMENT AREA" ZONE, VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, NEW TERRITORIES

[A/YL-KTN/1009]

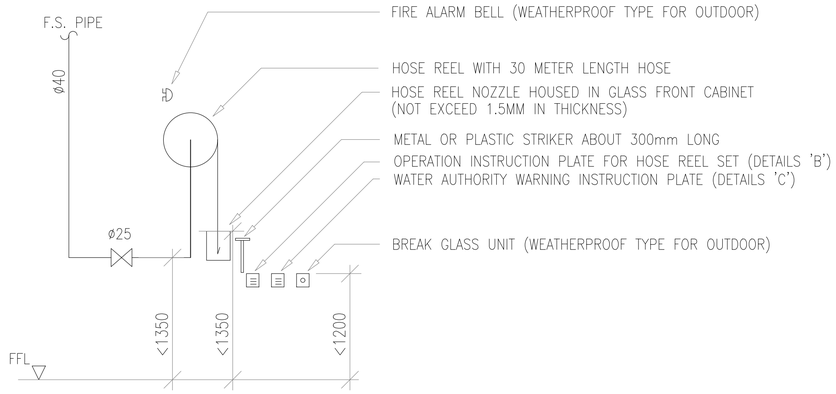
DRAWING TITLE

SITE BLOCK PLAN

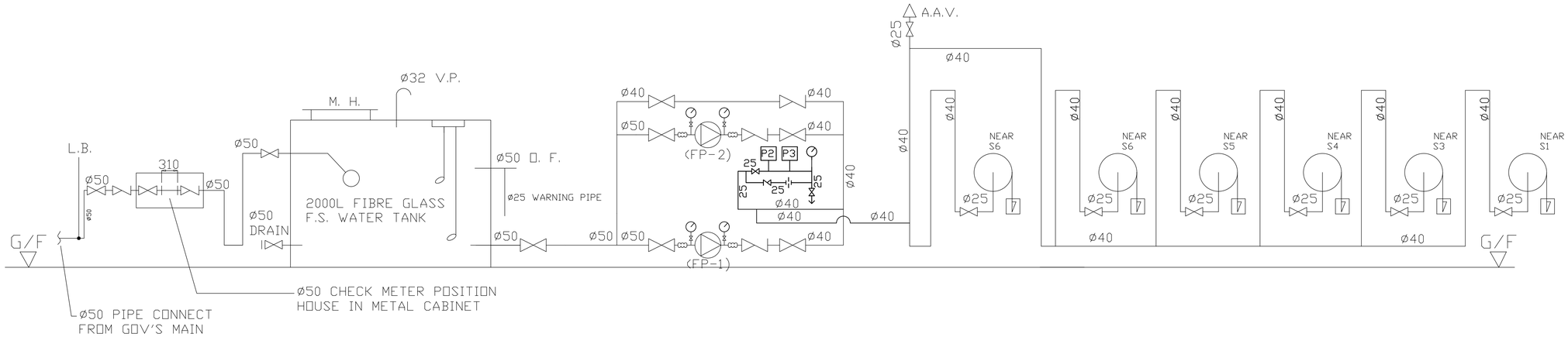
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DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	-	-	-
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10167-FS03		
SCALE	1 : 1000	REVISION	1

PUMP SCHEDULE

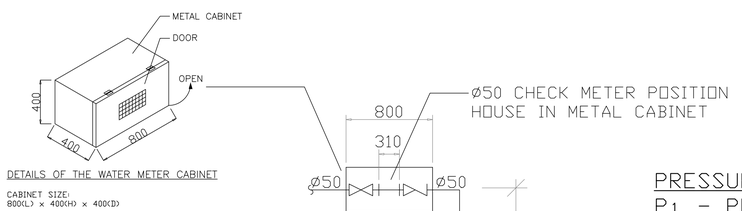
DESCRIPTION	PRESSURE (BAR)	FLOW (L/MIN.)	PUMP SPEED (RPM)	PUMP RATING (KW)	POWER SUPPLY (volts/phases/Hz)
TWO FIRE SERVICES PUMPS (FP-1 AS DUTY & FP-2 AS STANDBY PUMP)	4.5	3.3	2900 MAXIMUM	2.2KW	380/3/50



TYPICAL ARRANGEMENT OF HOSE REEL



SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM



DETAILS OF THE WATER METER CABINET

CABINET SIZE:
800(L) × 400(H) × 400(D)

DETAIL FOR CHECK METER POSITION

PRESSURE SWITCH FUNCTION:

- P_1 - PUMP START
- P_2 - DUTY PUMP FAULT & CHANGE OVER
- P_3 - NO FLOW
- P_4 - JOCKEY PUMP START/STOP
- P_5 - 0.5 BAR SYSTEM LOW PRESSURE
- P_6 - 80% SYSTEM LOW PRESSURE

使用消防喉轆
TO OPERATE FIRE HOSE REEL P_2

1.打爛火警鐘掣玻璃
BREAK THE GLASS OF THE FIRE ALARM CALL POINT
2.先開啟來水掣，再拉出膠喉
OPEN CONTROL VALVE BEFORE RUNNING THE HOSE
3.將喉咀掣開啟 然後射向火之底部
TURN ON WATER AT NOZZLE AND DIRECT JET AT THE BASE OF FIRE

(不適用於電火)
(NOT SUITABLE FOR ELECTRICAL FIRES)

(消防用水 嚴禁作其他用途)
(USE OF WATER FROM FIRE SERVICES FOR PURPOSES OTHER THAN FIRE FIGHTING IS STRICTLY PROHIBITED)

DETAIL 'B' (N.T.S.)

消防用水
嚴禁作其他用途

USE OF WATER FROM FIRE SERVICES FOR PURPOSES OTHER THAN FIRE FIGHTING IS STRICTLY PROHIBITED

水務監督事務署 Office Of the Water Authority

DETAIL 'C' (N.T.S.)

REV	DESCRIPTION	DATE	BY
1	TBP RESUBMISSION	29-03-2025	HY
0	TBP SUBMISSION	22-02-2025	HY

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

IN "COMPREHENSIVE DEVELOPMENT AREA" ZONE, VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, LONG HA, NEW TERRITORIES

[A/YL-KTN/1009]

DRAWING TITLE

SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM

	INITIAL	DESIGNATION	DATE
DRAWN BY	KH	Eng.T	21-02-2025
DESIGNED BY	KH	Eng.T	21-02-2025
CHECKED BY	CM	PM	21-02-2025
APPROVED BY	-	-	-
PROJECT NO.	10167		
PAPER SIZE	A3	PLOT SCALE	1 : 1

DRAWING NO.

EP-10167-FS04

SCALE	N. T. S.	REVISION	1

寄件者: tiffany.hui[redacted]
寄件日期: 2026年07月13日星期一 14:53
收件者: Ivan Sze Yuet FUNG/PLAND; tpbpd/PLAND
副本: Andrea Wing Yin YAN/PLAND; David Chi Chiu CHENG/PLAND; Athena Pui Yin LAI/PLAND;[redacted]
主旨: [SI] Planning Application No. A/YL-KTN/1255 - Submission of Supplementary Information

類別: Internet Email

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

Dear Ivan,

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

Submission of Supplementary Information

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

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

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

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

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

Best regards,

Tiffany HUI
Town Planner
Tensor Planning and Surveying Limited
Direct Line: [redacted] Fax: [redacted]
[redacted]