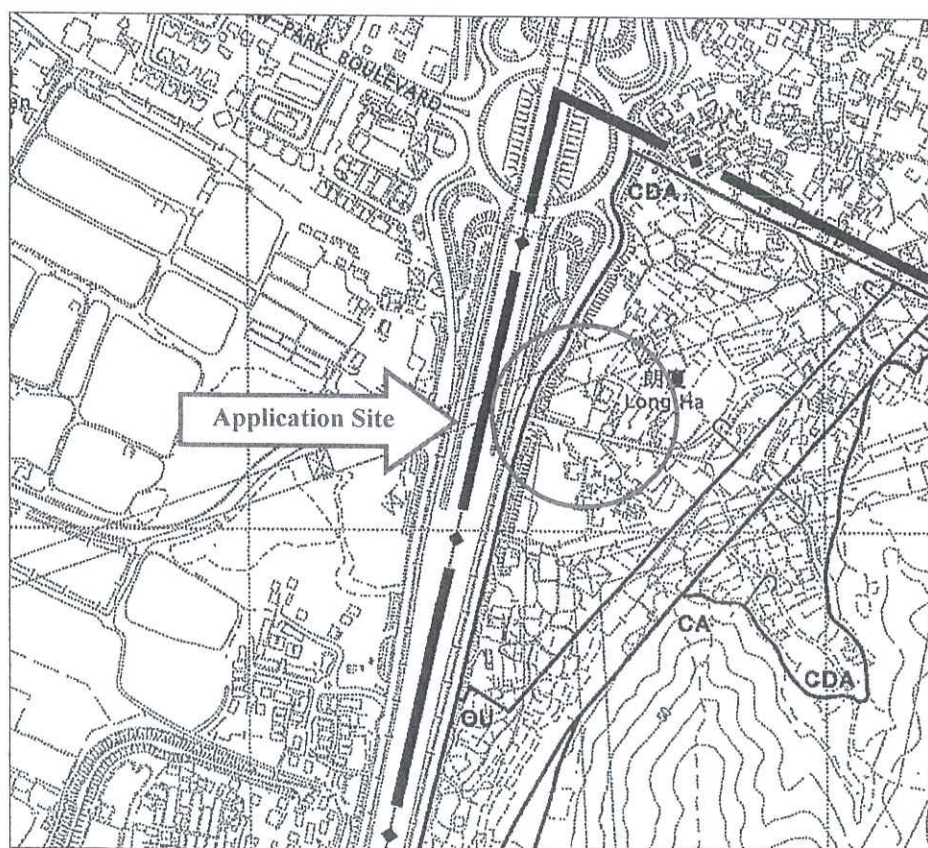


Planning Application  
Under Section 16  
of the Town Planning Ordinance  
(Cap. 131)

**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 962.8m<sup>2</sup>. 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厦丈量約份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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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 962.8m<sup>2</sup>. 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 962.8m<sup>2</sup> and the proposed GFA is about 247.16m<sup>2</sup>.

##### 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**







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)

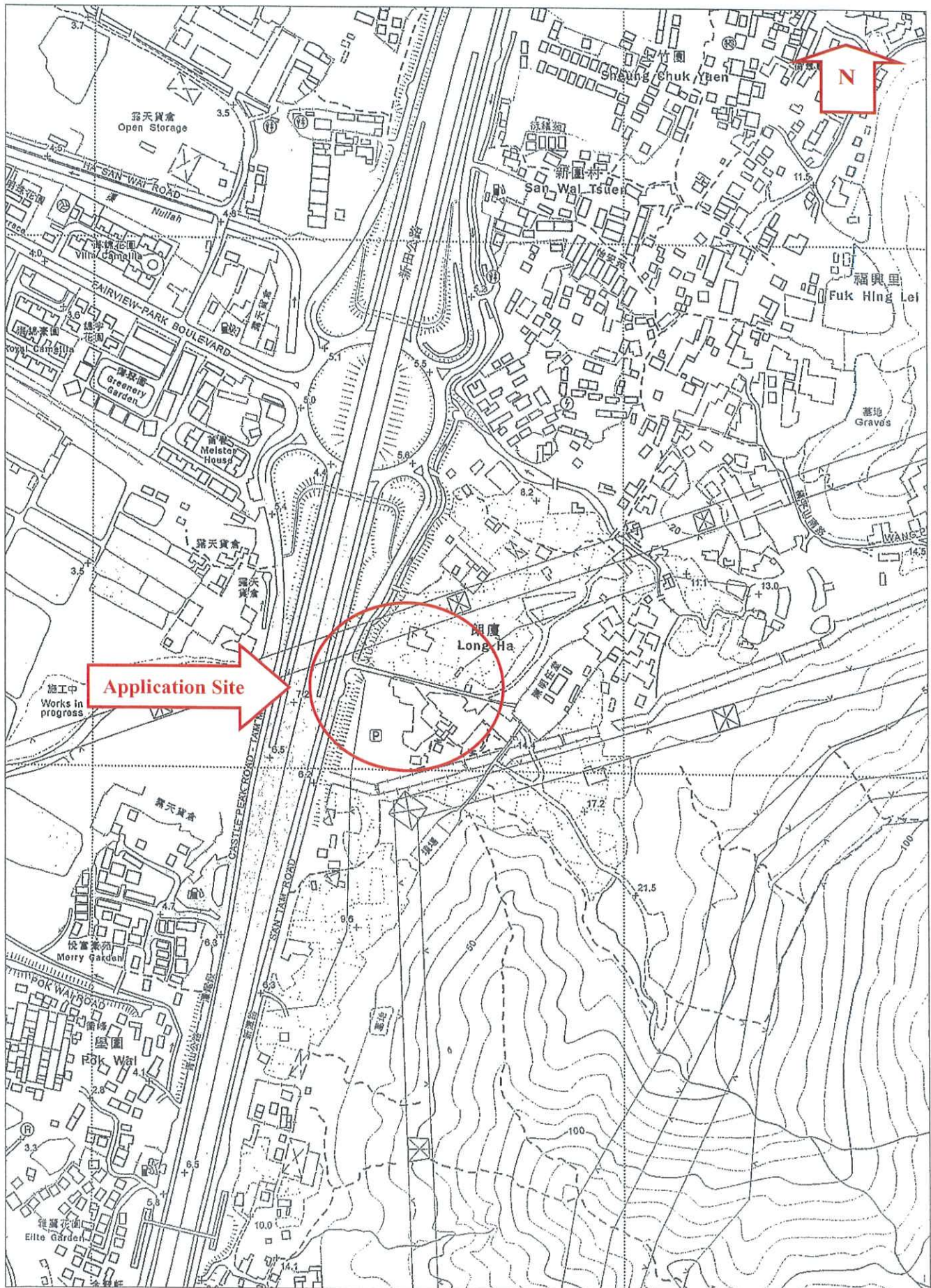
Remarks (cont'd)

- (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 345,400m<sup>2</sup>, a maximum non-domestic gross floor area of 10,000m<sup>2</sup> 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**





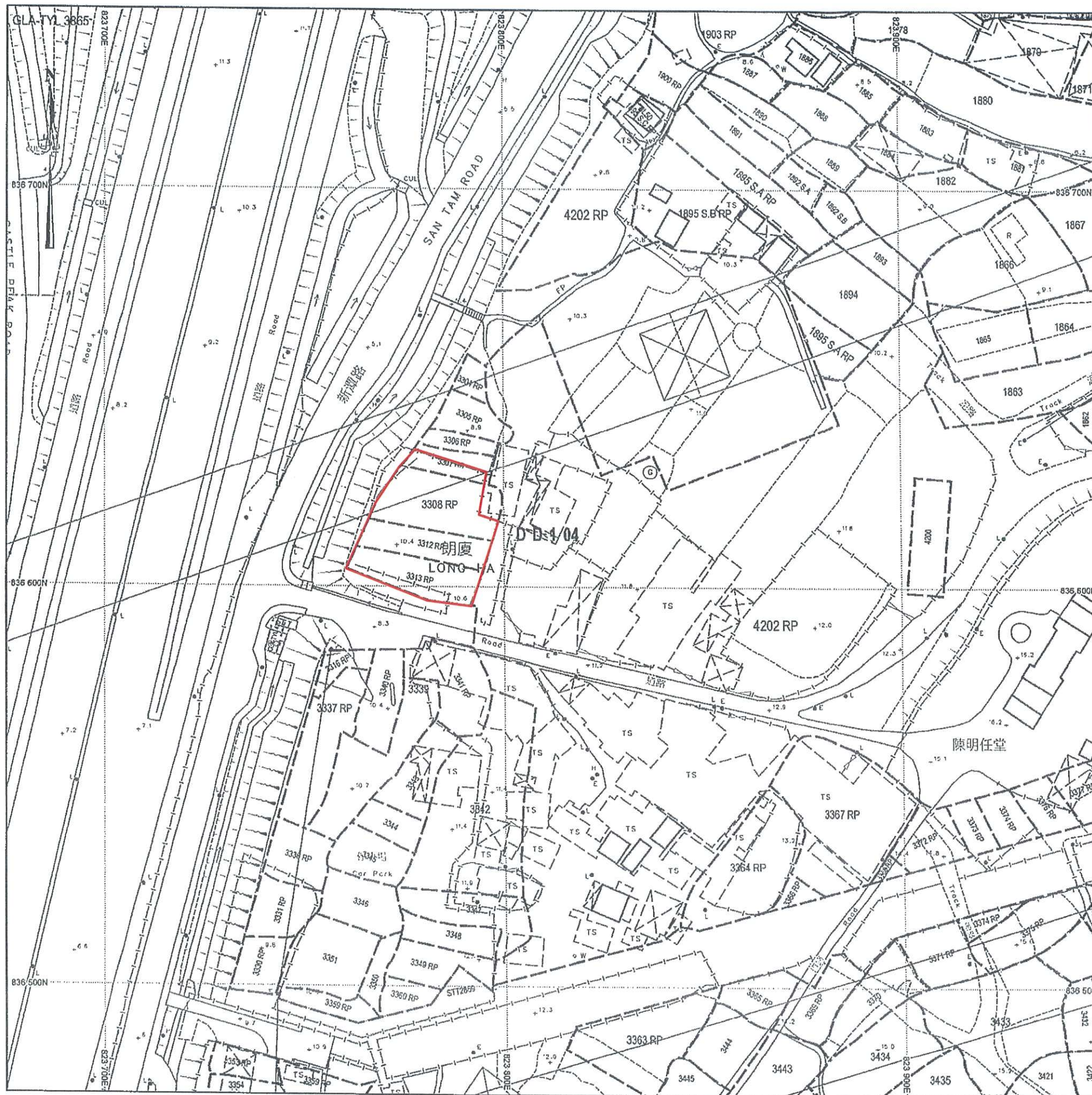
For Identification Only



## **APPENDIX 3**

### **Site Plan (Lot Index 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 1:1000  
\* 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

 Application Site



## **APPENDIX 4**

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



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/](http://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](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.

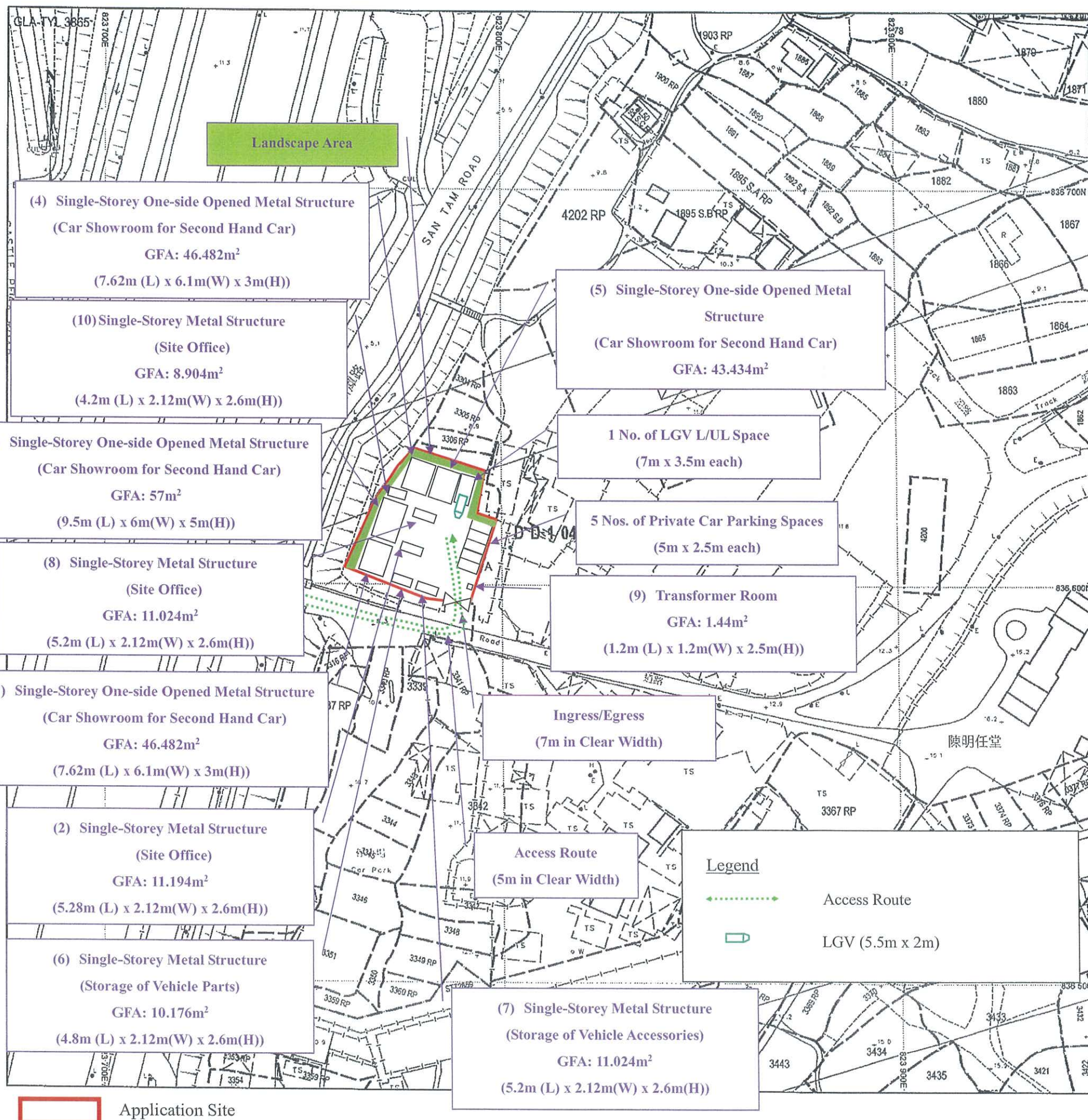


地政總署測繪處  
Survey and Mapping Office  
Lands Department

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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 6**

### **Swept Path Analysis**







## **APPENDIX 7**

### **Site Photo**

## Site Photo

### Application Site

