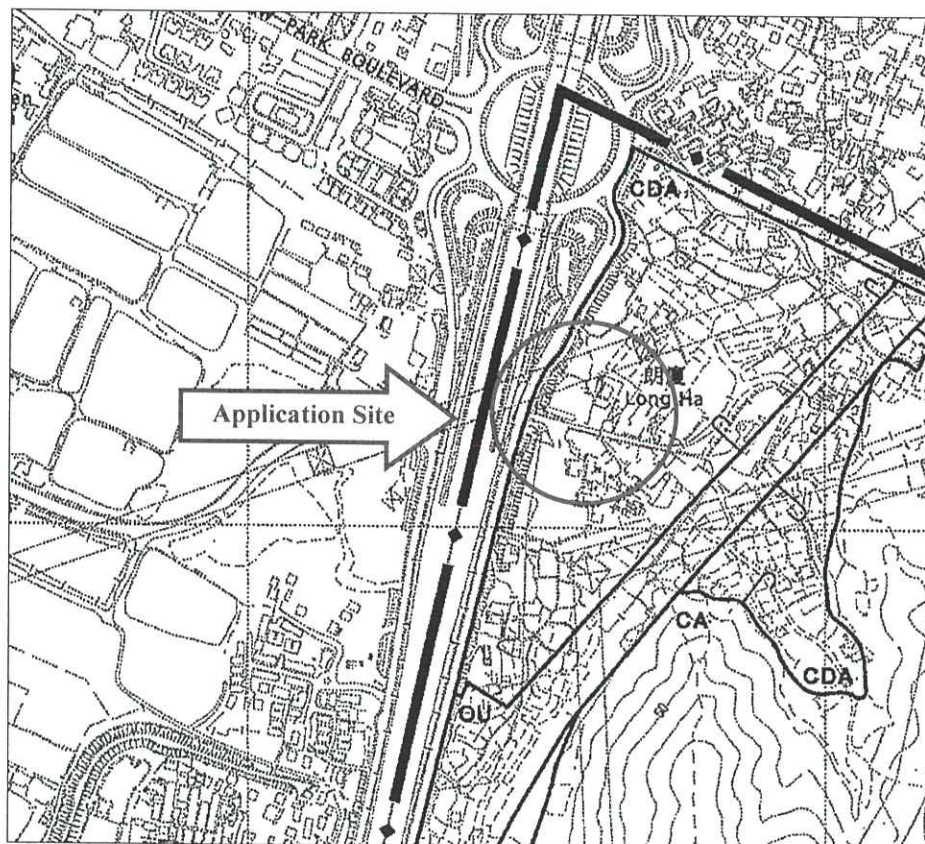


Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
“Temporary Shop and Services (Vehicle Showrooms, Sales of
Second-Hand Private Cars, Vehicle Parts and Accessories)
with Ancillary Facilities”
For a Period of 3 Years
Lot No. 4202RP(Part) in D.D. 104
Long Ha, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

June 2025

EXECUTIVE SUMMARY

The Application Site (“the Site”) comprises Lot No. 4202RP(Part) 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 Planning Application for “Temporary Shop and Services (Vehicle Showrooms, Sales of Second-Hand Private Cars, Vehicle Parts and Accessories) with Ancillary Facilities” use for a period of 3 years. The Site has an area of about 450m². 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”).

A planning permission is sought to use the Site as “Temporary Shop and Services (Vehicle Showrooms, Sales of Second-Hand Private Cars, Vehicle Parts and Accessories) with Ancillary Facilities”. Since the Site is small in scale, no adverse traffic, drainage and environmental impacts are anticipated.

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

申請摘要

申請場地乃新界元朗朗廈丈量約份104約地段第4202號餘段(部份)。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(汽車陳列室、易手私家車、汽車零件及配件銷售)連附屬設施」用途。申請地段佔地約450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。

是項臨時許可申請把場地申請用作「臨時商店及服務行業(汽車陳列室、易手私家車、汽車零件及配件銷售)連附屬設施」用途。由於場地規模細小，相信並不會引致不良的交通、渠務及環境影響。

是項申請的理由如下： 1) 不會損害長遠規劃意向； 2) 與附近的土地用途相融； 3) 在場地毗鄰已有商業用途的規劃申請獲批准；4) 沒有對渠務及環境造成不良影響；及5) 沒有對交通造成不良影響。

CONTENTS	Page
1. Introduction.....	1
2. Site Context.....	2
3. Town Planning.....	3
4. Proposed Development.....	4
5. Justifications.....	6
6. Conclusion.....	8

Appendices

LIST OF APPENDICES

Appendix 1	Extract of Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 dated 15.12.2023 and its Relevant Notes
Appendix 2	Location Plan
Appendix 3	Site Plan (Lot Index Plan)
Appendix 4	Proposed Layout Plan
Appendix 5	Site Photo

1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lot No. 4202RP(Part) 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 (Vehicle Showrooms, Sales of Second-Hand Private Cars, Vehicle Parts and Accessories) with Ancillary Facilities” for a period of 3 years. A planning permission is required from the Town Planning Board (‘the Board’).
- 1.3 The Applicant has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “Temporary Shop and Services (Vehicle Showrooms, Sales of Second-Hand Private Cars, Vehicle Parts and Accessories) with Ancillary 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).
- 1.4 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 Lot No. 4202RP(Part) in D.D. 104, Long Ha, Yuen Long, New Territories. The Site has an area of about 450m². Please refer to Location Plan at **Appendix 2** and Site Plan (Lot Index Plan) at **Appendix 3**.

2.2 Lease Particulars

The subject lot is 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 west is shop and services.

2.4.2 To its northwest, across San Tam Road is grassland.

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 (Vehicle Showrooms, Sales of Second-Hand Private Cars, Vehicle Parts and Accessories) with Ancillary Facilities” use.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

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

4.2 Proposed Use and Site Layout

4.2.1 A number of single-storey temporary structures would be provided in support of the proposed use. Please refer to the Proposed Layout Plan at **Appendix 4**.

4.2.2 The existing temporary structures would be rearranged in accordance with the proposed layout plan upon obtaining approval of the captioned planning application.

4.2.3 There would be 6 nos. of private car at maximum accommodated in the proposed car showrooms.

4.2.4 There would be no vehicle washing, vehicle repair, dismantling, paint spraying or other works

4.2.5 The applicant undertakes that there is no open storage of unlicensed vehicles and vehicle parts on site, and the second-hand vehicles and vehicles parts for sale would be displayed only within the showrooms

4.3 Site Area and GFA

The Site has an area of about 450m² and the proposed GFA is about 230.16m².

4.4 Operation Hours

The proposed “Temporary Shop and Services (Vehicle Showrooms, Sales of Second-Hand Private Cars, Vehicle Parts and Accessories) with Ancillary 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:

Loading/unloading Area

- (a) a loading/unloading area for private car would be provided;
- (b) there would be only 1 to 2 times of good delivery by private car per day;
- (c) the private car 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 on the Proposed Layout Plan at **Appendix 4**.

Access

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

Transportation of second-hand vehicles and vehicle parts

- (a) the transportation mode of the second-hand cars (with valid licence) for sale is driving

4.6 Landscape

As there is no existing tree and no additional open area for tree planting, no tree preservation and planting is required.

4.7 Fire Precaution Measures

The Applicant will provide proper fire service installations at the Site. Approval condition for provision of the fire service installations is acceptable.

4.8 Drainage

The Applicant will provide proper drainage facilities at the Site. Approval condition for provision of drainage facilities is acceptable.

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 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.

5.3 Recent Permissions for Commercial Use Near the Site

5.3.1 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”, Application No. A/YL-KTN/874 approved on 21.4.2023 for the use of “Temporary Shop and Services, Wholesale Trade of Food Products and Ancillary Storage Facilities”, 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”

5.3.2 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.

5.4 No Adverse Drainage and Environmental Impacts

The proposed “Temporary Shop and Services (Vehicle Showrooms, Sales of Second-Hand Private Cars, Vehicle Parts and Accessories) with Ancillary Facilities”

is only a small-scaled operation. In this respect, no adverse drainage and environmental impacts are anticipated.

5.5 No Adverse Traffic Impact

5.5.1 The Site has come into existence for the use of public vehicle park for many years. The proposed “Temporary Shop and Services (Vehicle Showrooms, Sales of Second-Hand Private Cars, Vehicle Parts and Accessories) with Ancillary Facilities” use would not generate heavy amount of vehicles to the Site.

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

Loading/unloading Area

- (a) a loading/unloading area for private car would be provided;
- (b) there would be only 1 to 2 times of good delivery by private car per day;
- (c) the private car 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 on the Proposed Layout Plan at **Appendix 4**.

Access

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

5.5.3 Therefore, no adverse traffic impact is anticipated.

6. CONCLUSION

6.1 The Applicant seeks the Board's permission for "Temporary Shop and Services (Vehicle Showrooms, Sales of Second-Hand Private Cars, Vehicle Parts and Accessories) with Ancillary 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;
- compatible with the surrounding land uses;
- recent planning permissions for commercial use near the Site;
- no adverse drainage and environmental impacts; 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
	<p>Eating Place</p> <p>Educational Institution</p> <p>Flat</p> <p>Golf Course</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>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)</p> <p>Institutional Use (not elsewhere specified)</p> <p>Library</p> <p>Office</p> <p>Petrol Filling Station</p> <p>Place of Entertainment</p> <p>Place of Recreation, Sports or Culture</p> <p>Private Club</p> <p>Public Clinic</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Recyclable Collection Centre</p> <p>Religious Institution</p> <p>Residential Institution</p> <p>Rural Committee/Village Office</p> <p>School</p> <p>Shop and Services</p> <p>Social Welfare Facility</p> <p>Training Centre</p> <p>Utility Installation for Private Project</p>

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Planning Intention

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

Remarks

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

(Please see next page)

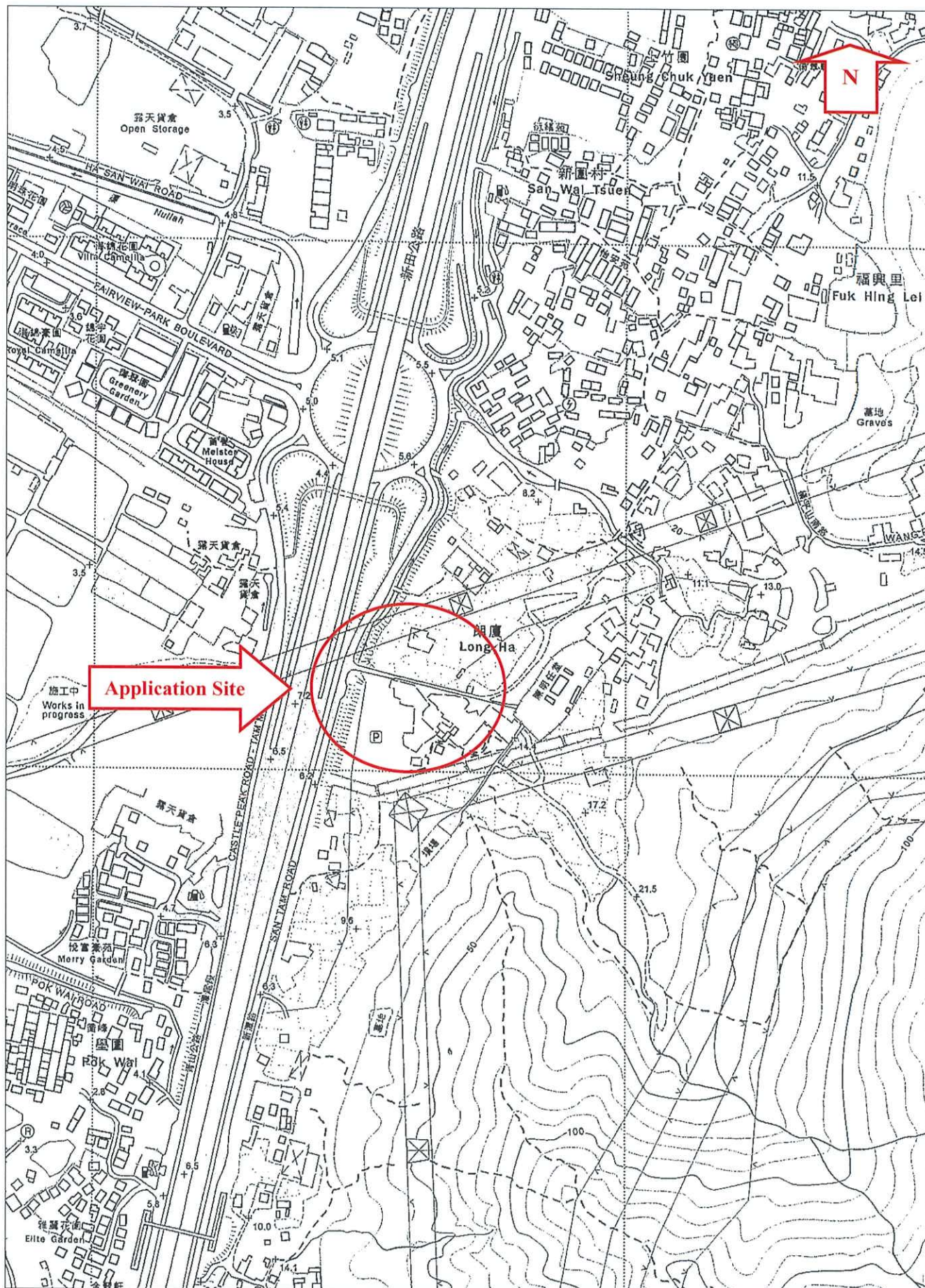
COMPREHENSIVE DEVELOPMENT AREA (cont'd)

Remarks (cont'd)

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

APPENDIX 2

Location Plan



For Identification Only

APPENDIX 3

Site Plan (Lot Index Plan)

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



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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

Application Site

APPENDIX 4

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。
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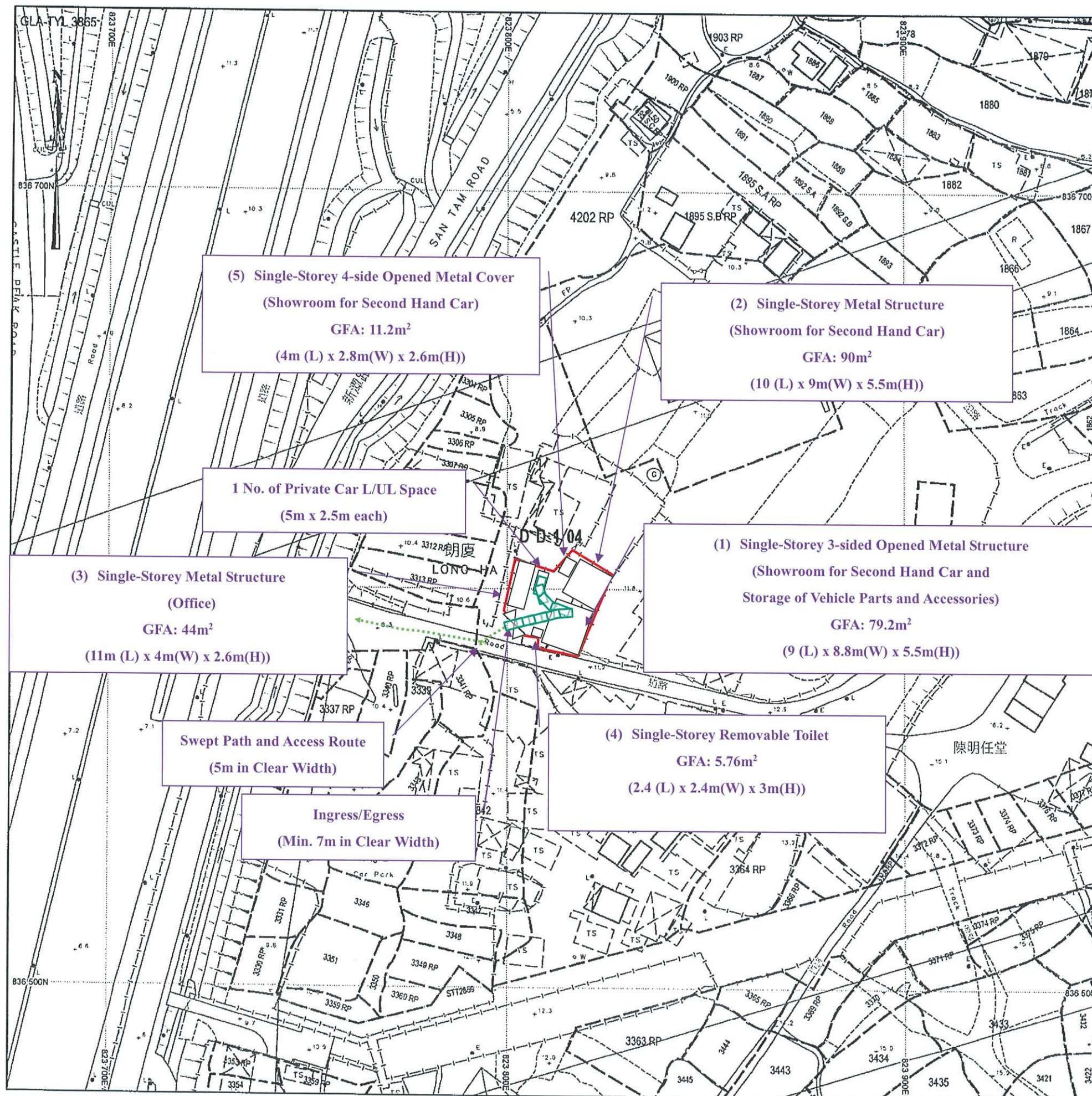


地政總署測繪處
Survey and Mapping Office
Lands Department

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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



Application Site

APPENDIX 5

Site Photo

Site Photo

Application Site

