

Total: 9 pages

Date: 23 January 2026

TPB Ref.: A/YL-KTS/1111

By Email

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

Dear Sir,

Proposed Temporary Shop and Services and Vehicles Repair Workshop (Excluding Repair of Container Vehicle) for a Period of 3 Years at Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

This letter intends to supersede our letter dated 23.1.2026. We write to confirm that no loud speaker and public announcement system will be used at the application site. The existing 2m high fencing at the application site will be maintained. Adequate space within the application site will be provided for the manoeuvring of vehicles.

The current application is to facilitate relocation of their heavy goods vehicle repair business from Yuen Long South at Kung Um Road. The previous occupation falls within the Yuen Long South Development Area and the concerned lot (i.e. Lot 1466 in D.D.119) had already been resumed by the Government in May 2023. The site selection process for the relocation of the affected business is attached for your consideration. The Site at the application site is deemed suitable for relocation as it is highly accessible and abutting Kam Sheung Road. The site area of the site at the application site (i.e. 1,500m²) is the most closely to the area of the original site at Kung Um Road (i.e. 700m²). Although the application site is larger than the affected site at Kung Um Road, the application site would meet the operation needs of the applicant. Furthermore, vehicle can smoothly manoeuvre within the application site which is not possible at the affected site.

The land resumption document from DLO/YL is attached herewith to show that the site at Kung Um Road affected by Yuen Long South Development Area has been resumed.

Our response to the comments of the DEP is as follows:

DEP's comments	Applicant's response
Grateful if you could ask the applicant to clarify: i. what types of goods and/or services would be sold and/or provided at the Site;	Selling of car accessories like audio systems for car, carpets, car aroma and alike and vehicle parts will be involved at the application site. Also, vehicle repair service for light goods vehicle, medium goods vehicle and heavy goods vehicle are proposed at the application site.
ii. whether dismantling of vehicles would be involved at the vehicle repair workshop;	No dismantling of vehicle would be involved at the vehicle repair workshop
iii. whether chemicals would be used in carrying out of the vehicle repair activities; and	No chemicals would be used in carrying out of the vehicle repair activities
iv. whether the proposed vehicle repair workshop is paved with concrete.	The proposed vehicle repair workshop is paved with concrete.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. [REDACTED]

[REDACTED] - By Email

**Proposed Temporary Shop and Services and Vehicles Repair Workshop
(Excluding Repair of Container Vehicle) for a Period of 3 Years
at
Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam
Tin, Yuen Long, N.T.**

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by Machone Motors Limited (皓喬汽車有限公司) who is the occupier of the Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T.
- 1.1.2 The applicant seeks planning permission for proposed temporary shop and services and vehicles repair workshop (excluding repair of container vehicle) for a period of 3 years at Lots 455 S.B (Part) & 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long, N.T. (**Figure 1**) The covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from Town Planning Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently occupied for parking of private cars.
- 1.1.3 The current application is to facilitate relocation of their heavy goods vehicle repair business from Yuen Long South at Kung Um Road. The previous occupation falls within the Yuen Long South Development Area and the concerned lot (i.e. Lot 1466 in D.D.119) had already been resumed by the Government. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.4 The application site is abutting a vehicular track leading from Kam Sheung Road.

Section 2 Planning Justifications

2.1 Thorough Site Selection Process

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G) were either unaffordable or have been occupied by other operators.
- 2.1.2 Four prospective sites in Yuen Long districts has been reviewed and were found to be unsuitable due to various shortcomings such as too large for the relocation, high acquisition costs, traffic concerns and etc. The details of alternative sites for

relocation of applicant's business and why they are not feasible is shown in the following:

- 2.1.3 Alternative Site 1 – Lot 2507 S.A RP & 2507 S.B in D.D.130 – The size of this site is suitable for the relocation of the proposed use and it is about the same size as the application site. However, the site is zoned 'Green Belt' ("GB") according to Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY/12 of which the planning intention of the "GB" is to avoid further urban sprawl so that the applicant's business is not suitable at this site. No similar planning application has been approved within "GB" zone for the proposed use. Also, the site is inaccessible by heavy goods vehicle.
- 2.1.4 Alternative Site 2 – Lot 1282 in D.D.124 – The size of the site is about 370m² only so that it would be too small for the relocation of applicant's business when comparing to the size of the application site which is about 1,430m². The said site would not be adequate for the smooth manoeuvring of heavy goods vehicle within the site which may generate adverse traffic impact to the nearby pedestrian and vehicle. The site will be resumed by Government shortly too so that it cannot guarantee the continuous operation of the applicant's business in the future. Another relocation may be necessary in the near future so that it would frustrate the potential of this site and extra money is required for the relocation of which the applicant cannot afford.
- 2.1.5 Alternative Site 3 – Lot 1618RP in D.D.125 – This site is an ideal site for the relocation of applicant's business because the site area is about the same as the resumed site at Kung Um Road and it has been approved for vehicle repair workshop on 9.12.2022 by Town Planning Board (TPB Ref.: A/HSK/418). However, this site will be resumed by Government shortly too so that it cannot guarantee the continuous operation of the applicant's business in the future. Another relocation may be necessary in the near future so that it would frustrate the potential of this site and extra money is required for the relocation of which the applicant cannot afford. Further, the acquisition cost of this site is not affordable by the applicant. Also, the site is adjacent to 'Village Type Development' ("V") zone and the vehicular access falls within the 'Village Type Development' zone which is incompatible to the adjacent uses.
- 2.1.6 Alternative Site 4 – Lots 417 RP & 418 S.ARP in D.D.110 – This site is zoned for 'Agriculture' according to the Draft Kam Tin North Outline Zoning Plan No. A/YL-KTN/10. The site is covered by existing structure so that the site may be suitable for the relocation of the applicant's business. The size of the site is also suitable for the relocation of the applicant's business. However, the applicant cannot meet the expectation cost of the land owner so that the negotiation with the land owner for the relocation of the applicant's business to this site has been terminated. The site has been rented to the existing tenant for another three years so that the applicant cannot obtain the site for the relocation purpose. Kam Tai Road is also a road not suitable for the passage of heavy goods vehicle because it is an one lane road with a few passing bays.

- 2.1.7 The Site at the application site is deemed suitable for relocation as it is highly accessible and abutting Kam Sheung Road. The site area of the site at the application site (i.e. 1,500m²) is the most closely to the area of the original site at Kung Um Road (i.e. 700m²).

2.2 The Site is Suitable for Vehicle Repair Workshop (Excluding Container Vehicle)

- 2.2.1 The application site is abutting Kam Sheung Road and it is connected to the Kam Sheung Road via a short section of local vehicular track. The proposal, which is not incompatible with the surrounding uses would put scarce land resources into a better use.

2.3 Importance to Local Construction Industry

- 2.3.1 The applicant is operating a vehicle repair workshop for light goods vehicle, medium goods vehicle and heavy goods vehicle. Successful relocation of the Site would help sustain the operation and help support the upcoming development projects, such as those in Northern Metropolis Development Strategy and Lantau Tomorrow Vision.

2.4 No Adverse Traffic Impacts

- 2.4.1 Only light goods vehicle, medium goods vehicle and heavy goods vehicle will access the site. No container vehicle and container trailer will access the site. Also, the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. The operation will only bring negligible amount of traffic to the area. The application site has also been approved for temporary shop and services and vehicle repair workshop (excluding repair of container vehicle) for a period of 3 years on 31.3.2023 (TPB Ref.: A/YL-KTS/954) which is exactly the same as the applied use of the current application. The approval of the current application would bring about the same traffic when compare to the last planning permission.
- 2.4.2 The proposed development is a shop and services and vehicles repair workshop (excluding repair of container vehicle). No more than 6 staff will station at the application site and no visitors will be allowed to visit the site. The proposed vehicle repair workshop (excluding container vehicle) is not significant in size and it is only 230m². As such, the approval of the current application would not bring significant amount of traffic to the area.

2.5 No Adverse Environmental and Visual Impacts

- 2.5.1 The applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will

be held on Sundays and public holidays. That is to say no operation will be held during the sensitive hours. Secondly, the proposed development is a shop & services and vehicle repair workshop (excluding container vehicle). The above-mentioned use will be entirely enclosed within structures. Lastly, the applicant agreed to undertake the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” and the Professional Persons Environmental Consultative Committee Practice Notes No. 1/23 to upkeep the environment of the application site. The applicant is full of confidence that the proposed development would not generate environmental nuisance to the nearby residents.

- 2.5.2 The applicant noted that residential settlements were found to the east. The applicant will make the shop and services and vehicles repair workshop (excluding repair of container vehicle) by the material with a density higher than 7kg/m². All the windows will be closed during the operation hours.

2.6 No Adverse Drainage Impacts

- 2.6.1 The application site is subject to a previous planning permission No. A/YL-KTS/954 approved for temporary shop and services and vehicle repair workshop (excluding repair of container vehicle) for a period of 3 years on 31.3.2023 which is exactly the same as the applied use of the current application. The approval of the said planning permission shows that the drainage impacts of the said development is insignificant. The applicant has submitted an as-built drainage plan in support of the current application to demonstrate that the drainage impact of the proposed development is minimal.

2.7 The Proposed Development is Compatible with the Surrounding Environment

- 2.7.1 The application site is abutting a vehicular track leading from Kam Sheung Road. Some warehouse were found to the north so that the proposed development is not the first of its kind in the area.
- 2.7.2 The shop and services and vehicles repair workshop (excluding repair of container vehicle) would be fully covered and no vehicle repair activities will be carried out at uncovered area. Thus, the impact to the nearby residents is minimal.

2.8 No Undesirable Precedent

- 2.8.1 The proposed relocation of the applicant’s operation to the application site is a direct result of the Government’s land resumption of land for the Yuen Long South New Development Area. Successful relocation of the operation would help to maintain a stable supply of housing in Hong Kong and should be considered unique from any other temporary development proposals in the subject “R(D)” zone. Approval of the application would not create an undesirable precedent.

2.9 The Applicant is the Economic Pillar of his Family

- 2.9.1 The applicant is the bread-winner of his family and the applied use is the economic pillar of the applicant. The applicant possesses the know-how of repairing light goods vehicle, medium goods vehicle and heavy goods vehicle since his young age. He is not ready for the change of occupation and he believes that he can continue to contribute to the society by his experience and know-how of repairing of goods vehicle. Town Planning Board is therefore urged to grant planning permission to the applicant because he wishes to return the land to the HKSAR Government at the soonest possible for the development of Yuen Long South Development Programme and he really need a relocation site for the continuous of his business to earn money for his family.

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圖文傳真 Fax: 3565 4270

電郵地址 Email: slep6@landsd.gov.hk

本署檔號 Our Ref: (38) in LD NDA/YLS/BUT/FPD/115

來函檔號 Your Ref:

來函請註明本署檔號

Please quote our reference in your reply



地政總署
新發展區組彩園分處
CHOI YUEN SUB-OFFICE
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水彩園邨彩屏樓地下 129 至 136 室
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Choi Yuen Estate, Sheung Shui, New Territories

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掛號郵遞及現場派遞

皓喬汽車有限公司
(經辦人：范國祖先生)

范先生：

元朗南發展第一期發展計劃

貴公司的業務所在的地方，因上述工務計劃影響而須清拆，清拆行動暫定於 2022 年第 4 季 執行，確實日期容後公布。

經審核後，貴公司符合領取露天／戶外業經營者的特惠津貼資格，本署將會向貴公司發放港幣 \$518,495.10 元的特惠津貼。惟貴公司須將該等在用地上的不合資格構築物拆卸。

本署將於稍後通知貴公司前來領取特惠津貼。在領取特惠津貼前，貴公司需已經自願搬離有關土地及向政府交出所有清理後的土地及騰空的構築物（但不得遲於工程清拆日），並且需簽署一份彌償書。

本署在此提醒貴公司不能將上述經營範圍改作其他用途，並須於上述清拆行動當日或之前無條件自願搬離有關土地，並向政府交出所有清理後的土地及騰空的構築物。否則，地政總署可根據香港法例第 28 章於任何時間採取適當的土地管制行動清理該土地及有關構築物。

日後，如貴公司能在上述清拆行動之前提早向政府交出所有清理後的土地及騰空的構築物，請盡快聯絡本署安排，而交回的

土地及構築物內有任何留下的物件，地政總署會當棄置之廢物處理。

請注意，如貴公司同意領取露天／戶外業務經營者的特惠津貼，即表示同意以此作為完全及最終解決貴公司就政府收回該土地的業務經營所提出的騷擾補償申索及同意放棄提出其他任何補償申索。

倘政府日後發現貴公司的特惠津貼申請有不誠實成分或提供失實資料，貴公司須在政府要求下立即全數償還有關特惠津貼連利息，否則政府會向貴公司提出有關法律行動。

如貴公司對此事有任何查詢，請於辦公時間內致電 3615 1433 與地政主任莊潔兒女士聯絡。

地政總署

總產業測量師／新發展區

(梁庭芳



代行)

副本送：

地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2022年8月26日