

Ref.: [REDACTED]



Section 16 Planning Application

Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office and Facilities and Associated Filling of Land for a Period of 3 Years

Lot Nos. 786 RP (Part) in D.D. 114, Shek Kong, Yuen Long

Planning Statement

Address:

[REDACTED]
[REDACTED]

Tel : [REDACTED]

Fax : [REDACTED]

Email : [REDACTED]

Prepared by

***Man Chi Consultants and
Construction Limited***

April 2026

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office and Facilities and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lot Nos. 786 RP (Part) in D.D. 114, Shek Kong, Yuen Long (hereinafter referred to “the Application Site”). The Application Site has a total area of approximately 2,980m². This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.

The Application Site currently falls completely within an area zoned “Village Type Development” (“V”) on the draft Shek Kong Outline Zoning Plan No. S/YL-SK/10. As detailed throughout the Planning Statement, the applied use is well justified on the grounds that:-

- (a) The applied use serves to provide a motor vehicle showroom for displaying new and/or second-hand lorries for sale which is not compatible with surrounding land uses mainly comprising vehicle repair workshop, warehouses and temporary structures;*
- (b) Temporary nature of the applied use for shop and services will not jeopardize nor preempt the long-term planning intention of “V” zone;*
- (c) As the applied use is showroom in nature, the operation of the business will not involve frequent loading and unloading activities. No adverse traffic impact is anticipated, and the daily generation of vehicle trips to/from the Application Site for the applied use is expected to be minimal;*
- (d) No significant environmental impact shall be envisaged as the applied use is for displaying vehicles at restricted hours only, and no fire risks shall be envisaged; and*
- (e) No undesirable precedent will be set given there are similar approved applications on the same OZP.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the Current Application for the applied use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」），作臨時商店及服務行業（汽車陳列室）連附屬辦公室及設施及相關的填土工程（為期三年）（以下簡稱「申請用途」）。該申請所涉及地點位於新界元朗石崗丈量約份第 114 約地段第 786 號餘段(部分)（以下簡稱「申請地點」）。申請地點的面積約為 2,980 平方米。此規劃報告書提供該申請的背景資料及規劃理據以支持申請用途供城規會考慮。

申請地點於石崗分區計劃大綱草圖（編號：S/YL-SK/10）內被劃為「鄉村式發展」用途。此規劃報告書內詳細闡述申請用途的規劃理據，當中包括：-

- (一) 申請用途旨在提供汽車陳列室以展示待售之新車及二手貨車，申請用途與主要由車輛維修工場、倉庫及臨時建築物組成的周邊土地用途相容；
- (二) 申請用途作為商店及服務行業的臨時性質，不會損害或妨礙「鄉村式發展」地帶的長遠規劃意向；
- (三) 鑒於申請用途本質上屬汽車陳列室，其營運不會涉及頻繁的裝卸活動。預計不會對交通造成負面影響，且該用途所產生的每日往返申請地點的車輛流量預計極少；
- (四) 由於申請用途僅限於特定時段展示車輛，預計不會造成顯著的环境影響，亦不預期存在火災風險；及
- (五) 由於委員會已批准同一分區計劃大綱圖的類似申請，因此不會開立不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該申請用途作為期三年之規劃申請。

Table of Contents

1	INTRODUCTION	3
1.1	Purpose	3
1.2	Objectives	3
1.3	Structure of the Planning Statement	3
2	SITE PROFILE	4
2.1	Location and Current condition of the Application Site	4
2.2	Surrounding Land-use Characteristics	4
3	PLANNING CONTEXT	5
3.1	The Current OZP	5
3.2	Similar Planning Applications	5
4	THE DEVELOPMENT PROPOSAL	7
4.1	Site Configuration and Layout	7
4.2	Operation	8
4.3	Vehicular Access and Parking Arrangement	8
4.4	Traffic Considerations	8
4.5	Landscape Treatment	9
4.6	Provision of Drainage Facilities	9
4.7	Fire Safety Considerations	9
4.8	Environmental Considerations	9
5	CONCLUSION	11

List of Tables

Table 1	Similar Planning Applications for Uses being similar to the Applied Use covered by the Current OZP
Table 2	Proposed Key Development Parameters
Table 3	Key Development Parameters for the Proposed Structures
Table 4	Traffic Generation/Attraction Rate

List of Figures

Figure 1	The Location Plan
Figure 2	Extract of Lot Index Plan No. ages_ S00000131417_001
Figure 3	Extract of Draft Shek Kong Outline Zoning Plan No. S/YL-SK/10
Figure 4	Indicative Layout Plan

1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office and Facilities and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lot Nos. 786 RP (Part) in D.D. 114, Shek Kong, Yuen Long. This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.
- 1.1.2 Prepared on behalf of the *Pak Shing New Energy Auto Machinery Limited* (hereafter collectively referred to as “the Applicant”), *Man Chi Consultants and Construction Limited (MCCCL)* has been commissioned to prepare and submit the Current Application.
- 1.1.3 The Application Site falls within an area zoned “Village Type Development” (“V”) on the Current OZP. According to the Schedule of Uses for “V” zone attached to Notes of the OZP, the applied use is a Column 2 uses. In this connection, the Applicant seeks planning permission for the applied use on a temporary basis of 3 years.

1.2 Objectives

- 1.2.1 The Current Application strives to achieve the following objectives:-
- (a) *To be given an opportunity to the Applicant to resume existing operations whilst inducing no adverse environmental, traffic nor infrastructural impacts on its surroundings;*
 - (b) *To give an opportunity to put forth the applied use under proper planning control by the Board and/or other relevant Government department(s).*

1.3 Structure of the Planning Statement

- 1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the Current Application. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and neighbouring developments. Planning context of the Application Site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the applied use as well as its design. **Chapter 5** summarizes the concluding remarks for the applied use.

2 SITE PROFILE

2.1 Location and Current condition of the Application Site

2.1.1 As shown in **Figure 1**, the the Application Site is located adjacent to Kam Sheung Road to the south, which connects to Kam Tin Road to the east.

2.1.2 The Application Site covers approximately 2,980m². No Government Land is involved. The Application Site is currently utilized as a temporary shop and services (motor-vehicle showroom) with ancillary office and facilities. The uncovered area is currently used for parking of vehicles intended for the applied use.

2.1.3 Part of the Application Site has been hard paved with structures erected before the First DPA Plan dated 5.10.1990. Prior to 2014, the Application Site has been utilised for the similar use for open storage and parking of vehicles.

2.2 Surrounding Land-use Characteristics

2.2.1 The locality of the Application Site and surrounding areas are predominately rural in character. The immediate environment surroundings are characterised by various brownfield operations such as open storage, warehouses and temporary structures.

2.2.2 To the east of the Application Site are some open storage uses abutting Kam Sheung Road. To the south of Kam Sheung Road are predominated by temporary structures and industrial uses, such as open storage and warehouse uses. There is also a sewage treatment work situated to the further south of Kam Sheung Road.

3 PLANNING CONTEXT

3.1 The Current OZP

3.1.1 The Application Site currently falls within an area zoned “V” on the Current OZP (please refer to **Figure 4**). According to the notes of the current OZP, this zone is “to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and re-provisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board”.

3.1.2 According to the Schedule of Uses for “V” zone attached to Notes of the OZP, the applied use is a Column 2 uses. In this connection, the Applicant seeks planning permission for the applied use on a temporary basis of 3 years.

3.2 Similar Planning Applications

3.2.1 As tabulated in **Table 1**, there are similar applications for applying for similar use within the same OZP.

Table 1: Similar Planning Applications for Uses being similar to the Applied Use covered by the Current OZP

Application No.	Proposed Use(s)	Decisions
A/YL-SK/284	Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 23.10.2020
A/YL-SK/308	Proposed Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years	Approved with condition(s) on a temporary basis on 25.6.2021
A/YL-SK/352	Renewal of Planning Approval for Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 27.10.2023
A/YL-SK/366	Renewal of Planning Approval for Temporary Shop and Services (Car Audio Shop) and Ancillary Office for a Period of 3 Years	Approved with condition(s) on a temporary basis on 19.4.2024
A/YL-SK/370	Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years and Associated Excavation and Filling of Land	Approved with condition(s) on a temporary basis on 10.1.2025

Application No.	Proposed Use(s)	Decisions
A/YL-SK/380	Proposed Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis on 20.12.2024
A/YL-SK/397	Temporary Shop and Services (Vehicle Spare Parts Shop) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 24.1.2025
A/YL-SK/409	Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities for a Period of 5 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis on 28.3.2025

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The Application Site has a site area of approximately 2,980m². The applied use involves 3 temporary structures of not more than 2 storeys (not more than 10m), for motor-vehicle showroom and ancillary office (**Figure 4** refers), providing a total floor area of 900m². The two-storey ancillary office includes an open-shed structure for storage of vehicles on the ground floor and an enclosed office on the first floor.
- 4.1.2 The application site is a paved flat land, as such, no additional filling or excavation of land is required for the proposed temporary structures. It is intended to regularise any filling of land under the current application. The applied use is not intended to support port back-up uses and it does not involve storage of dangerous goods. No open storage uses is involved in the current application.
- 4.1.3 The applicant is committed to removing existing unauthorized structures. The Applicant will apply to the Lands Department for a Short-Term Waiver and Short-Term Tenancy to permit the structure(s) erected within the private lots upon approval of the current application.

Table 2: Proposed Key Development Parameters

Total Site Area	About 2,980m ²
- Covered Area	About 675m ² (about 23%)
- Uncovered Area	About 2,305m ² (about 77%)
Total Plot Ratio	About 0.31
Total Gross Floor Area	About 900m ²
- Motor-vehicle Showroom	About 450m ²
- Ancillary Office/Storage of Vehicles (including open-shed structure on G/F)	About 450m ²
Total No of Structures	3
- Motor-vehicle Showroom	2
- Ancillary Office/Storage of Vehicles	1
No. of Storey Building Height	Not Exceeding 2 storey Not more than 10m
Site Coverage	About 23%
No. of Vehicle Parking Spaces	
- Private Cars	3
- Medium/Heavy Goods Vehicles	2
No. of Loading and Unloading	
- Medium/Heavy Goods Vehicles	1
Ingress/Egress	About 10 m wide
Operation hours	9 a.m. to 7 p.m. daily including Sundays and public holidays
Land Filling for Regularisation	
- Area	About 2,980m ²
- Depth	About 0.8m

Table 3: Key Development Parameters for the Proposed Structures

Structure	Uses	Floor Area (About)	No. of Storey	Building Height
S1	Motor-vehicle Showroom	225m ²	1	10m
S2	Motor-vehicle Showroom	225m ²	1	10m
S3	Ancillary Office/Storage of Vehicles (including Open-shed structure on G/F)	450m ²	2	10m
	Total	900m ²		

4.2 Operation

- 4.2.1 The proposed development provides a venue for displaying new and/or second-hand lorries for sale. It is anticipated that a maximum of 10 vehicles (lorries), with typical dimensions of approximately 11m (L) x 3m (W), will be displayed at any one time. The area intended for vehicle display would be entirely confined within Structure S1 and Structure S2. In terms of site capacity, it is estimated that the proposed development will accommodate a maximum of 10 visitors per day and a maximum of 5 staff members working on-site.
- 4.2.2 Structure S3 serves an ancillary component directly supporting the applied shop and service use for vehicle showroom purposes. The entire ground floor of Structure S3 functions as a four-side open-shed structure designated for the temporary logistics management of vehicles, allowing a short stay for customer collections, pre-delivery inspections, and subsequent transportation arrangements. The first floor will be a fully enclosed space dedicated to administrative and office use, which is essential for managing sales logistics, processing vehicle licensing paperwork, and handling transactions.
- 4.2.3 The proposed building height of not more than 10m for the temporary structures is functionally justified by the operational requirements of the vehicle showroom. The proposed building is necessary to safely accommodate lorries, which require substantial vertical clearance for maneuvers, while leaving sufficient overhead clearance for the installation and maintenance of building services, including high-intensity display lighting, elevated platforms and fire services installations systems within Structure S1 and S2. A higher clearance also facilitates optimal natural air circulation and heat dissipation from large vehicle engines, ensuring an environmentally safe and comfortable environment for staff and visitors. For Structure S3, a 10m building height is considered reasonable and necessary to properly accommodate a two-storey structure, providing adequate, safe headroom for staff and vehicle movement on the ground floor open-shed level while allowing for the office space above.
- 4.2.4 3 nos. of parking space for private cars and 2 nos. of parking space for medium/heavy goods vehicles (M/HGV) are provided respectively for the daily operation of the vehicle showroom. One loading/unloading bay for M/HGV is reserved for

loading/unloading activities. Sufficient manoeuvring space would be provided within the Application Site, ensuring no queuing back of vehicles along Kam Sheung Road and further minimising any traffic impact.

- 4.2.5 Operation hours are from 9 a.m. to 7 p.m. daily, including Sundays and public holidays. Customers are required to make prior reservation before visiting the application site.

4.3 Vehicular Access and Parking Arrangement

4.3.1 The Application Site directly abuts Kam Sheung Road, which connects to Kam Tin Road to its east. The applied use would make use of the existing run-in/out at the northern boundary of the Application Site. The width of the run-in/out is about 10m wide and there is sufficient space for manoeuvring of vehicles to/from Kam Sheung Road, and within the Application Site. There will be no vehicles waiting or queuing up at the frontage of the Application Site and along the public road.

4.3.2 Loading / unloading activities would be carried out at the proposed loading/unloading bay within the application site. No loading / unloading activities for the proposed use would be carried out outside the application site.

4.4 Traffic Considerations

4.4.1 Given the applied use is showroom in nature, the operation of the business will not involve frequent loading/unloading activities. No significant increase in traffic flow will be induced. In view of the low trip attraction and generation rates, it is anticipated that the applied use should not cause adverse traffic impacts to the adjacent areas and road network.

4.4.2 The Applicant is committed to strictly monitor vehicles into/out of the application site to ensure no adverse traffic impact to the Kam Sheung Road and the local access.

Table 4: Traffic Generation/Attraction

	Attractions	Generations
09:00-10:00	0	0
10:00-11:00	3	0
11:00-12:00	1	0
13:00-14:00	0	3
14:00-15:00	0	1
15:00-16:00	2	0
16:00-17:00	2	2
17:00-18:00	1	2
18:00-19:00	1	2
Total Trips	10	10

4.5 Landscape Treatment

4.5.1 The proposed development involves the erection of three single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses mainly comprising vehicle repair workshop, warehouses and temporary structures. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

4.6 Provision of Drainage Facilities

4.6.1 The Applicant will submit a drainage proposal together with a thorough investigation of the existing drainage system, with provision of peripheral u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the applied use after planning approval has been granted from the Board. The Applicant will implement the proposed drainage facilities at the application site once the proposal is accepted by the Drainage Services Department.

4.7 Fire Safety Considerations

4.7.1 No dangerous goods would be stored within the application site. The applied use will be equipped with sufficient firefighting measures, and the Applicant is willing to submit and implement fire service installations and water supplies for firefighting to the satisfaction of the Board and/or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

4.8 Environmental Considerations

4.8.1 The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

4.8.2 Since the applied use is intended for the use of displaying vehicles for sale only. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the application site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the application site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

5 CONCLUSION

5.1.1 This Planning Statement is submitted to the Board in support of a planning application for the applied use at the Application Site. The Application Site has a total area of approximately 2,980m². This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.

5.1.2 The Application Site currently falls completely within an area zoned "Village Type Development" ("V") on the draft Shek Kong Outline Zoning Plan No. S/YL-SK/10. As detailed throughout the Planning Statement, the applied use is well justified on the grounds that:-

- (a) The applied use serves to provide a motor vehicle showroom for displaying new and/or second-hand lorries for sale which is compatible with surrounding land uses mainly comprising vehicle repair workshop, warehouses and temporary structures;*
- (b) Temporary nature of the applied use for shop and services will not jeopardize nor pre-empt the long-term planning intention of "V" zone;*
- (c) As the applied use is showroom in nature, the operation of the business will not involve frequent loading and unloading activities. No adverse traffic impact is anticipated, and the daily generation of vehicle trips to/from the Application Site for the applied use is expected to be minimal;*
- (d) No significant environmental impact shall be envisaged as the applied use is for displaying vehicles at restricted hours only, and no fire risks shall be envisaged; and*
- (e) No undesirable precedent will be set given there are similar approved applications on the same OZP.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the Current Application for the applied use for a temporary period of 3 years.

[REDACTED]

[REDACTED]

寄件者: Isa Yuen <[REDACTED]>
寄件日期: 2026年05月20日星期三 15:42
收件者: tpbpd/PLAND
副本: Jason Sek Hei WONG/PLAND; Thomas Luk; [REDACTED]
主旨: [PLG10340] Planning Application No. A/YL-SK/456 - Supplementary Information
附件: ADCL_PLG_10340_L002.pdf

郵件標幟: 待處理
標幟狀態: 已標幟

類別: Internet Email

Dear Sir/Madam,

We refer to our submission and would like to provide supplementary information to facilitate considerations by relevant departments and the Town Planning Board. Enclose a self-explanatory letter for your processing please.

Thank you for facilitating the planning application and should you have any queries, please feel free to contact us.

Best regards,
Isa Yuen
Man Chi Consultants and Construction Limited
Tel: [REDACTED]