



Section 16 Planning Application

Proposed Temporary Shop and Services and
Associated Filling of Land for a Period of 5
Years

Lot No. 95 S.C ss.3 in D.D. 112, Kam Sheung
Road, Yuen Long

Planning Statement

Prepared by
***Man Chi Consultants and
Construction Limited***

September 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 **Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years** (hereinafter referred to as “the proposed use”) Lot No. 95 S.C ss.3 in D.D. 112, Kam Sheung Road, Yuen Long (hereinafter referred to as “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use to facilitate consideration by the Board.

The application site falls within an area zoned “Village Type Development” (“V”) on the approved Shek Kong Outline Zoning Plan No. S/YL-SK/11. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

- (a) The proposed use provides essential metalware retail shop to the residents and serves local needs;*
- (b) The proposed use is in line with the planning intention of the “V” zone;*
- (c) The proposed use is compatible with surrounding land uses and characters of the locality;*
- (d) The temporary nature of the proposed use should not jeopardize the planning intention of the “V” zone;*
- (e) The applicant will adhere to the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’. No adverse traffic, environmental, or infrastructural impacts arising from the proposed use are anticipated; and*
- (f) 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 the Board will give favorable consideration to approving the current application for the proposed use for a temporary period of 5 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)

此規劃報告書旨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「是次申請」）作擬議臨時商店及服務行業相關填土工程（為期五年）（以下簡稱「擬議用途」）。該申請涉及的地點位於新界元朗錦上路丈量約份第 112 約地段第 95 號 C 分段第 3 小分段（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

根據石崗分區計劃大綱核准圖編號 S/YL-SK/11，申請地點屬於「鄉村式發展」地帶。正如本規劃聲明所詳述，擬議用途的理據充分，理由如下：

- (一) 擬議用途為居民提供必要五金零售店，並滿足當地需求；
- (二) 擬議用途符合「鄉村式發展」地帶的規劃意向；
- (三) 申請地點的擬議用途與鄰近的鄉郊環境特質協調；
- (四) 擬議用途的臨時性質，將不會阻礙政府履行長遠的「鄉村式發展」用途規劃意向；
- (五) 申請人將遵守最新的「處理臨時用途及露天貯存用地的環境問題作業指引」。預計擬議用途不會對交通、環境或基礎設施造成不利影響；及
- (六) 鑒於同一分區規劃大綱圖已有類似獲批的申請，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，敬希城規會各委員積極考慮批准該申請作臨時五年擬議用途。

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 Conditions of the Application Site	4
2.2 Surrounding Land-use and Characteristics	4
3. PLANNING CONTEXT	4
3.1 Statutory Planning Context	4
3.2 Similar Applications	4
4. THE DEVELOPMENT PROPOSAL	7
4.1 Site Configuration, Layout and Operation	7
4.2 Operation	8
4.3 Environmental Consideration	9
4.4 Provision of Drainage Facilities	9
5. PLANNING JUSTIFICATIONS	10
5.1 Serving the Neighbourhood's Need	10
5.2 In Line with the Planning Intention of "V" zone	10
5.3 Compatible with Surrounding Land Uses	10
5.4 Temporary Nature Would Not Jeopardize its Planning Intention of "V" zone	10
5.5 Not Setting an Undesirable Precedent	10
6. CONCLUSION	11

List of Figures

Figure 1	Extract of Lot Index Plan (No. ags_ S00000160016_0001)
Figure 2	Extract of Approved Shek Kong Outline Zoning Plan No. S/YL-SK/11
Figure 3	Indicative Layout Plan
Figure 4	Land Filling Plan

List of Tables

Table 1	Similar Applications
Table 2	Proposed Key Development Parameters
Table 3	Details of the Proposed Structures

1. INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (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 **Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years** (hereinafter referred to as “the proposed use”) at Lot No. 95 S.C ss.3 in D.D. 112, Kam Sheung Road, Yuen Long (hereinafter referred to as “the application site”). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board. **Figure 1** indicates the location of the application site.
- 1.1.2 The application site currently falls within an area zoned “Village Type Development” (“V”) on the approved Shek Kong Outline Zoning Plan No. S/YL-SK/11 (hereinafter referred to as “the Current OZP”) (**Figure 2** refers). As stipulated in the Notes of the Current OZP, “*Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.*” In this connection, the current application seeks planning permission from the Board for the proposed use on a temporary basis for a period of five years.

1.2 Objectives

- 1.2.1 The current application strives to achieve the following objectives:-
- (a) *To enable the Applicant to utilise the application site to serve the needs of the local residents and support local development;*
 - (b) *To maximize land utilization in an area with great locational advantage in terms of the proximity to the local residential clusters; and*
 - (c) *To avoid causing any adverse traffic, drainage nor infrastructural impacts on the surrounding environment.*

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 proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the proposed use.

2. SITE PROFILE

2.1 Location and Current Conditions of the Application Site

2.1.1 The application site is accessible from Kam Sheung Road and is currently vacant.

2.2 Surrounding Land-use and Characteristics

2.2.1 The surrounding areas of the application site are predominately rural in character, comprising a mixture of village houses, temporary structures, tree clusters, and vegetated land. There are similar uses for shop and services along Kam Sheung Road.

3. PLANNING CONTEXT

3.1 Statutory Planning Context

3.1.1 The application site falls within an area zoned “V” on the Current OZP (**Figure 2** refers). According to the Notes of the Current OZP, the planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning 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 As stipulated in the Notes of the Current OZP, *“Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan”*. In this connection, the applicant seeks planning permission from the Board for the proposed use on a temporary basis of five years.

3.2 Similar Applications

3.2.1 There are similar approved applications for applying shops and services within “V” zones within the same OZP. Details of these applications are summarized in **Table 1** below.

Table 1: Similar Applications

Application No.	Proposed Use(s)	Decisions (Date)
A/YL-SK/214	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	Approved with condition(s) on a temporary basis (22.4.2016)

Application No.	Proposed Use(s)	Decisions (Date)
A/YL-SK/253	Renewal of Planning Approval for Temporary "Shop and Services (Real Estate Agency)" for a Period of 3 Years	Approved with condition(s) on a temporary basis (3.5.2019)
A/YL-SK/252	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	Approved with condition(s) on a temporary basis (3.5.2019)
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 (23.10.2020)
A/YL-SK/295	Proposed Temporary Shop and Services for a Period of 5 Years	Approved with condition(s) on a temporary basis (5.2.2021)
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 (25.6.2021)
A/YL-SK/336	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	Approved with condition(s) on a temporary basis (25.11.2022)
A/YL-SK/343	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	Approved with condition(s) on a temporary basis (11.9.2023)
A/YL-SK/351	Proposed Temporary Shop and Services for a Period of 3 Years	Approved with condition(s) on a temporary basis (10.11.2023)
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 (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 (19.4.2024)
A/YL-SK/382	Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years and Filling of Land	Approved with condition(s) on a temporary basis (20.9.2024)
A/YL-SK/385	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 (20.12.2024)
A/YL-SK/405	Temporary Shop and Services (Solar Power System Shop) for a Period of 5 Years and Associated Filling of Land	Approved with condition(s) on a temporary basis (28.2.2025)
A/YL-SK/408	Temporary Shop and Services for a Period of 3 Years and Associated Filling and Excavation of Land	Approved with condition(s) on a temporary basis (4.7.2025)

Application No.	Proposed Use(s)	Decisions (Date)
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 (28.3.2025)
A/YL-SK/411	Proposed Temporary Shop and Services and Public Vehicle Park (excluding Container Vehicle) and Associated Filling of Land for a Period of 5 Years	Approved with condition(s) on a temporary basis (11.4.2025)
A/YL-SK/434	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	Approved with condition(s) on a temporary basis (21.11.2025)
A/YL-SK/435	Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	Approved with condition(s) on a temporary basis (5.6.2026)
A/YL-SK/446	Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years	Approved with condition(s) on a temporary basis (27.2.2026)
A/YL-SK/448	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	Approved with condition(s) on a temporary basis (27.3.2026)
A/YL-SK/449	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	Approved with condition(s) on a temporary basis (17.4.2026)

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

- 4.1.1 It is proposed to utilise the application site for the proposed use (i.e. Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years). The application site has a site area of approximately 124m².
- 4.1.2 The proposed development aims to accommodate a metalware retail shop to supply essential hardware goods, small home repair materials and tools to the residents of Lai Uk Tsuen and adjacent rural communities. No workshop/manufacturing activities will be carried out within the application site.
- 4.1.3 The proposed use comprises a two-storey temporary structure, for shop and services. The building height will not exceed 8m (2 storey). The proposed development has a total GFA of about 156m² for shop and services uses. The indicative layout plan is shown in **Figure 3** whilst the key development parameters for the proposed use are detailed in **Table 2** and **Table 3**.
- 4.1.4 The opening hours of the proposed use will be from 7:00 a.m. to 9:00 p.m. daily (including public holidays). The maximum capacity at any one time will be 6 visitors and 1 staff member.
- 3.3.1 To align the site levels for erection of temporary structures, it is proposed to fill the site with concrete to a depth of not more than 1m (**Figure 4** refers). The extent of land filling has been kept to a minimum.

Table 2: Key Development Parameters

Proposed Use	Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years
Operation Hours	From 7:00 a.m. to 9:00 p.m. daily (including public holidays)
Site Area	About 124m ²
Covered Area	About 78m ² (About 63%)
Uncovered Area	About 46m ² (About 37%)
Temporary Structure No(s). No. of Storey Maximum Height Total Floor Area	1 Not More Than 2 Storey Not More Than 8m About 156m ²
Proposed Land Filling Area Depth Material	About 124m ² Not More Than 1m Concrete

Table 3: Details of the Proposed Structures

Structure/ Container No.	Proposed Use	Floor Area (About) (m²)	No. of Storeys	Max. Height (About) (m)
S1	Shop and Services	78	2	8
	Total	156		

4.2 Operation

- 4.2.1 The application site is accessible via Kam Sheung Road and is intended to operate as a metalware retail shop serving nearby villagers and the surrounding rural community. Given its neighborhood-oriented nature, the store predominantly caters to local residents who will visit the premises on foot, ensuring it will not generate significant vehicular traffic or parking demand.
- 4.2.2 Owing to the limited site area (about 124m²) and the small scale of the operation, dedicated internal parking and loading/unloading (L/UL) spaces cannot be accommodated within the application site. The traffic impact resulting from the proposed use is expected to be negligible, as goods deliveries will be low-frequency and small in scale, primarily carried out by Light Goods Vehicles (LGVs) at the kerbside during non-peak hours. Delivery frequency will be restricted to a maximum of 1 light goods vehicles per day during off-peak hours to ensure no adverse traffic impact.
- 4.2.3 To safeguard local traffic flow, the applicant undertakes to implement strict traffic management measures, ensuring all delivery activities are coordinated during off-peak periods with no vehicle queuing, waiting, or reversing maneuvers onto public roads permitted at any time. Overall, given the small scale of operation, minimal trip generation, and pedestrian-oriented customer base, the proposed store will not give rise to adverse traffic impacts on the surrounding road network.

4.3 Environmental Consideration

- 4.3.1 All activities of the proposed use will only be confined within the application site without affecting the neighboring uses. The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.
- 4.3.2 During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23 to minimize the impact on the nearby watercourse water quality. Runoff generated during the construction phase will be directed into storm drains via properly designed sand and silt removal systems, including sand traps, silt traps, and sediment basins. These silt removal facilities, along with channels and manholes, will be regularly maintained, with silt and grit being cleared at the beginning and end of each rainstorm to ensure their continuous functionality.

4.4 Provision of Drainage Facilities

- 4.4.1 Should the Current Application be approved, the Applicant is committed to submit a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

5. PLANNING JUSTIFICATIONS

5.1 Serving the Neighbourhood's Need

- 5.1.1 The proposed use at the application site supplies essential hardware goods, home repair materials and tools to the residents of Lai Uk Tsuen and surrounding rural communities. Currently, local villagers have to travel further to Yuen Long town center for basic hardware goods. Establishing a localized metalware retail shop directly meets daily community needs, enhances neighborhood self-sufficiency, and minimizes unnecessary vehicular trips for minor hardware purchases.

5.2 In Line with the Planning Intention of "V" zone

- 5.2.1 The application site falls within an area zoned "V" on the Current OZP. According to the Notes of the OZP, "Shop and Services" is a Column 2 use, and *"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."* As it is intended to provide commercial use to serve villagers and local residents, the proposed use aligns with the planning intention.

5.3 Compatible with Surrounding Land Uses

- 5.3.1 Given that similar land uses for shop and services are found along Kam Sheung Road and the proposed use aims to serve the needs of the local residents, it is considered compatible with the surrounding rural environment and residential setting, in terms of its geographical location and land use.

5.4 Temporary Nature Would Not Jeopardize its Planning Intention of "V" zone

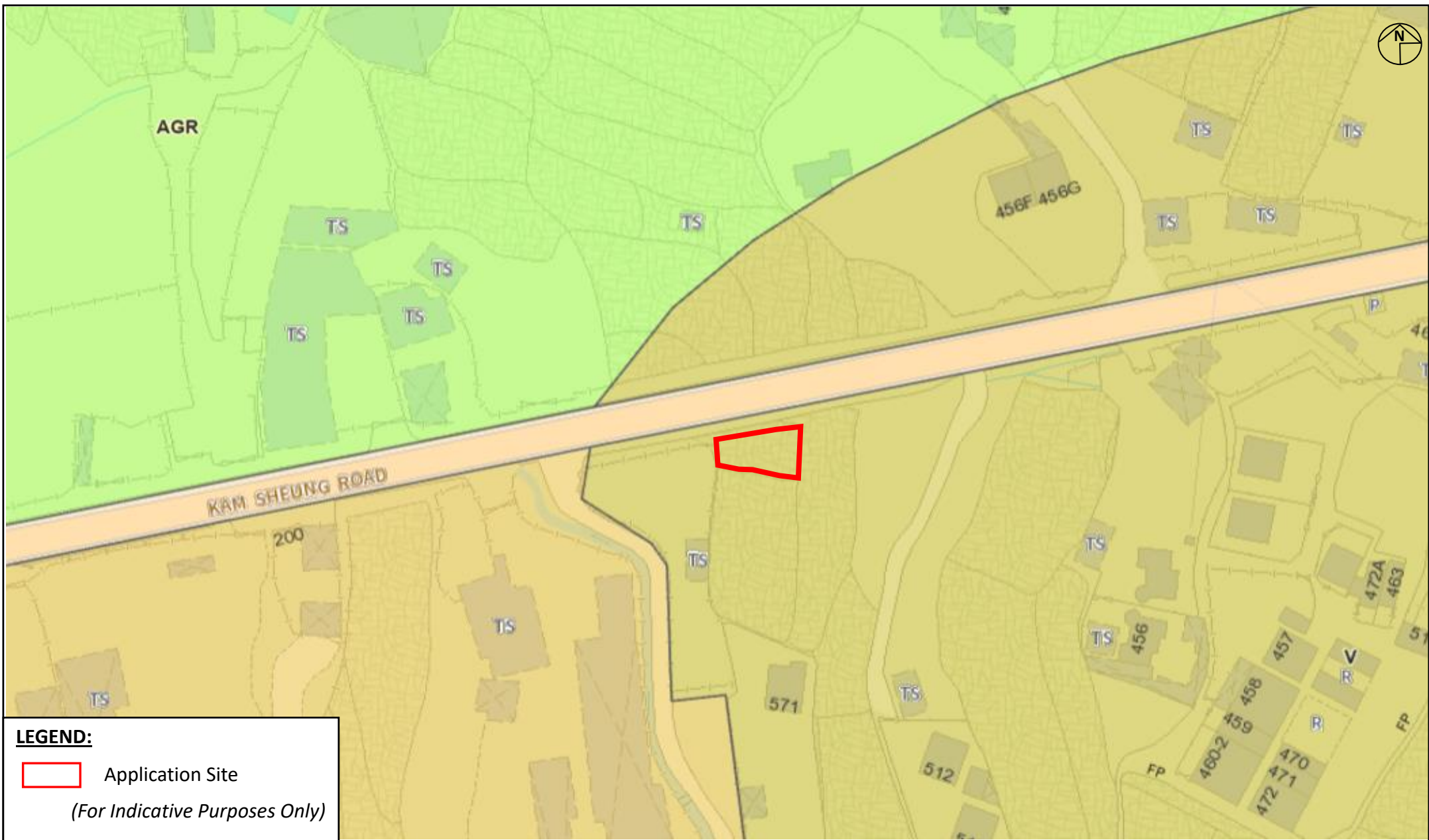
- 5.4.1 Notwithstanding that the application site falls within an area zoned "V" on the Current OZP, the temporary nature of the current application will by no means jeopardize the long-term planning intention of these zones. In addition, as no permanent structures are proposed at the application site, the application site could be easily reinstated should continuation of the temporary use not be permitted in the future.

5.5 Not Setting an Undesirable Precedent

- 5.5.1 Having considered that there were other planning applications for shop and services uses within "V" zone within the same OZP approved by the Board, approvals granted for these applications more or less implied certain degree of flexibility was given by the Board to recognize and allow shop and services uses within these zones. In this regard, approval of the current application will not set an undesirable precedent to other similar application.

6. CONCLUSION

- 6.1 This Planning Statement is submitted to the Board in support of the current application for the proposed use at the application site. This Planning Statement serves to provide background information and planning justifications in support of the proposed use to facilitate consideration by the Board.
- 6.2 The application site falls within an area zoned “V” on the approved Shek Kong Outline Zoning Plan No. S/YL-SK/11. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -
- (a) The proposed use provides essential metalware retail shop to the residents and serves local needs;*
 - (b) The proposed use is in line with the planning intention of the “V” zone;*
 - (c) The proposed use is compatible with surrounding land uses and characters of the locality;*
 - (d) The temporary nature of the proposed use should not jeopardize the planning intention of the “V” zone;*
 - (e) The applicant will adhere to the latest ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’. No adverse traffic, environmental, or infrastructural impacts arising from the proposed use are anticipated; and*
 - (f) No undesirable precedent will be set given there are similar approved applications on the same OZP.*
- 6.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favorable consideration to approving the current application for the proposed use for a temporary period of 5 years.



Project:
 Section 16 Planning Application for Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years at Lot No. 95 S.C ss.3 in D.D. 112, Kam Sheung Road, Yuen Long

Title:
 Extract of the Approved Shek Kong Outline Zoning Plan No. S/YL-SK/11

Ref.: ADCL/PLG-10357/R001/F002

Figure:
 2

Scale:
 Not to Scale

Date:
 Jun 2026

MC Man Chi
 Consultants And Construction Limited

DEVELOPMENT PARAMETERS

APPLICATION SITE : 124 m²(About)
COVERED AREA : 78 m²(About)
UNCOVERED AREA : 46 m²(About)
TOTAL FLOOR AREA : 156 m²(About)

STRUCTURE

S1

USES

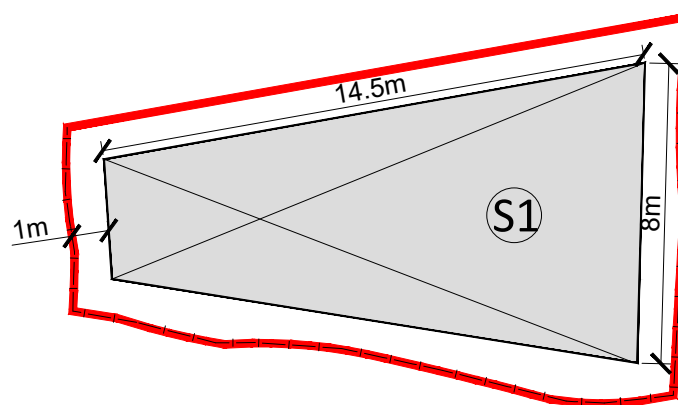
Shop and Services
Total

FLOOR AREA

156 m²(About)
156 m²(About)

BUILDING HEIGHT

8m (Not More Than) (2-Storey)



LEGEND

-  Application Site Boundary
-  Boundary Fencing of Not More Than 2.5m
-  Structure

Project:

Section 16 Planning Application for Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years at Lot No. 95 S.C ss.3 in D.D. 112, Kam Sheung Road, Yuen Long

Title:

Indicative Layout Plan

Figure:

3

Scale:

Not to Scale

Date:

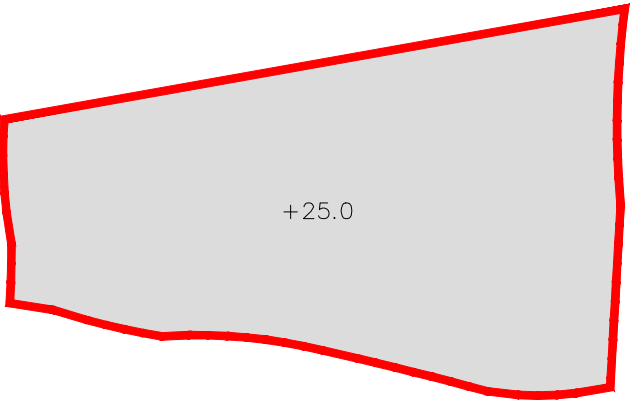
Aug 2026

Ref.: ADCL/PLG-10357/R001/F003

FILLING OF LAND

APPLICATION SITE AREA : 124 m²(About)
DEPTH OF LAND FILLING : Not More THan 1m
LAND FILLING MATERIAL : CONCRETE

REMARKS: THE PROPOSED FILLING OF LAND INTENDS TO ALIGN SITE LEVELS FOR ERECTION OF STRUCTURE.



LEGEND

-  Application Site Boundary
-  Filling of Land
- +25.0 Proposed Level (About)

Project:
Section 16 Planning Application for Proposed Temporary Shop and Services and Associated Filling of Land for a Period of 5 Years at Lot No. 95 S.C ss.3 in D.D. 112, Kam Sheung Road, Yuen Long

Title:
Land Filling Plan

Figure:
4
Scale:
Not to Scale

Date:
Aug 2026

Ref.: ADCL/PLG-10357/R001/F004