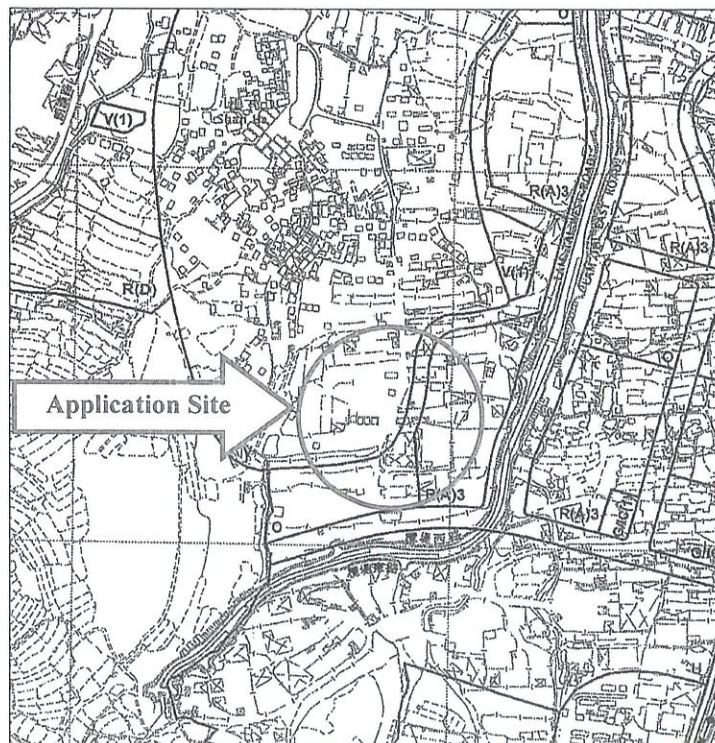


Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
“Temporary Shop and Services (Sales of Second-Hand Private Car)
with Ancillary Office”
for a Period of Three Years
Lot No. 320RP in D.D. 119
Shan Ha Tsuen, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

April 2026

EXECUTIVE SUMMARY

The Application Site (“the Site”) comprises Lot No. 320RP in D.D. 119, Shan Ha Tsuen, Yuen Long, New Territories. It is located at Shan Ha Tsuen. The Site is applied for “Temporary Shop and Services (Sales of Second-Hand Private Car) with Ancillary Office” use for a period of 3 years. The Site has an area of about 170m². In accordance with the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 dated 20.8.2021, the Site falls within an area zoned “Village Type Development” (“V”).

A planning permission is sought to use the Site as “Temporary Shop and Services (Sales of Second-Hand Private Car) with Ancillary Office”. 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) No Contravention to the 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山下村丈量約份第119約地段第320號餘段。申請場地位於山下村。現申請用作三年「臨時商店及服務行業(易手私家車)連附屬辦公室」用途。申請地段佔地約170平方米。是項申請地段位於唐人新村分區計劃大綱核准圖編號S/YL-TYST/14(於2021年8月20日發表)內之「鄉村式發展」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(易手私家車)連附屬辦公室」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) 無違反規劃意向； 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 Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 dated 20.8.2021 and its Relevant Notes
Appendix 2	Location Plan
Appendix 3	Site Plan (Lot Index Plan)
Appendix 4	Proposed Layout Plan
Appendix 5	Swept Path Analysis
Appendix 6	Site Photo

1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lot No. 320RP in D.D. 119, Shan Ha Tsuen, Yuen Long, New Territories. It is located in Shan Ha Tsuen. In accordance with the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 dated 20.8.2021, the Site falls within an area zoned “Village Type Development” (“V”). 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) with Ancillary Office” 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 (Sales of Second-Hand Private Car) with Ancillary Office” 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. 320RP in D.D. 119, Shan Ha Tsuen, Yuen Long, New Territories. The Site has an area of about 170m². 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. 83 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 vacant.

2.4 Surrounding Land Uses

2.4.1 It is located in Shan Ha Tsuen.

2.4.2 To its west is residential settlement and vehicle park; and

2.4.3 To its north and northeast are open storages.

2.5 Accessibility

2.5.1 The Site is accessible from a local access road, which connects to Shan Ha Road.

2.5.2 Public transports such as minibuses and taxis serve the area.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 dated 20.8.2021. 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) with Ancillary Office” use.

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) with Ancillary Office” on Site for a period of 3 years.

4.2 Proposed Use and Site Layout

Temporary structure(s) would be provided in support of the proposed use. Please refer to the Proposed Layout Plan at **Appendix 4**.

4.3 Site Area and GFA

The Site has an area of about 170m² and the proposed GFA is about 170m².

4.4 Operation Hours

The proposed “Temporary Shop and Services (Sales of Second-Hand Private Car) with Ancillary Office” 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, no heavy traffic flow would be generated.

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

Private Car Parking Space

- (a) 2 car parking spaces (i.e. 1 for display car and 1 for visitor) would be provided;
- (b) It is estimated that the daily traffic generation on the Site is about 4 – 6 vehicles during the main operation hours between 11am to 6pm daily (from Monday to Sunday and Public Holidays); and
- (c) 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 5**.

Access

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

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 No Contravention to the Planning Intention

Although the subject “V” zone is primarily intended for development of Small Houses by indigenous villagers and 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, and other commercial, community and recreational uses may be permitted on application to the Town Planning Board. In addition, approval of the proposed use on a temporary basis will not prejudice the future long term planning of the area. Therefore, the proposed “Temporary Shop and Services” use is considered not contravene to the subject planning intention.

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, retail shop and other commercial service.

5.3 Recent Permissions for Commercial Use Near the Site

5.3.1 There are planning applications for some commercial uses approved in “V” zone in recent years. These include:

	Application No.	Applied Use	Zoning	Approval Date
1.	A/YL-TYST/1222	Temporary Public Vehicle Park (Private Cars and Light Goods Vehicles) and Shop and Services for a Period of 3 Years	“V”	28.7.2023
2.	A/YL-TYST/1251	Temporary Shop and Services for a Period of 3 Years and Excavation of Land	“V”	1.3.2024
3.	A/YL-TYST/1271	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years and Excavation of Land	“V”	2.8.2024

5.3.2 Provided that some similar temporary commercial uses were approved in the surrounding area under “V” zone, the proposed use should be suitable on the Site.

5.4 **No Adverse Drainage and Environmental Impacts**

The proposed “Temporary Shop and Services (Sales of Second-Hand Private Car) with Ancillary Office” 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 proposed “Temporary Shop and Services (Sales of Second-Hand Private Car) with Ancillary Office” use would not generate heavy amount of vehicles to the Site.

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

Private Car Parking Space

- (a) 2 car parking spaces (i.e. 1 for display car and 1 for visitor) would be provided;
- (b) It is estimated that the daily traffic generation on the Site is about 4 – 6 vehicles during the main operation hours between 11am to 6pm daily (from Monday to Sunday and Public Holidays); and
- (c) 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 5**.

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 (Sales of Second-Hand Private Car) with Ancillary Office" on the Site for a period of 3 years under S.16 of the Town Planning Ordinance.

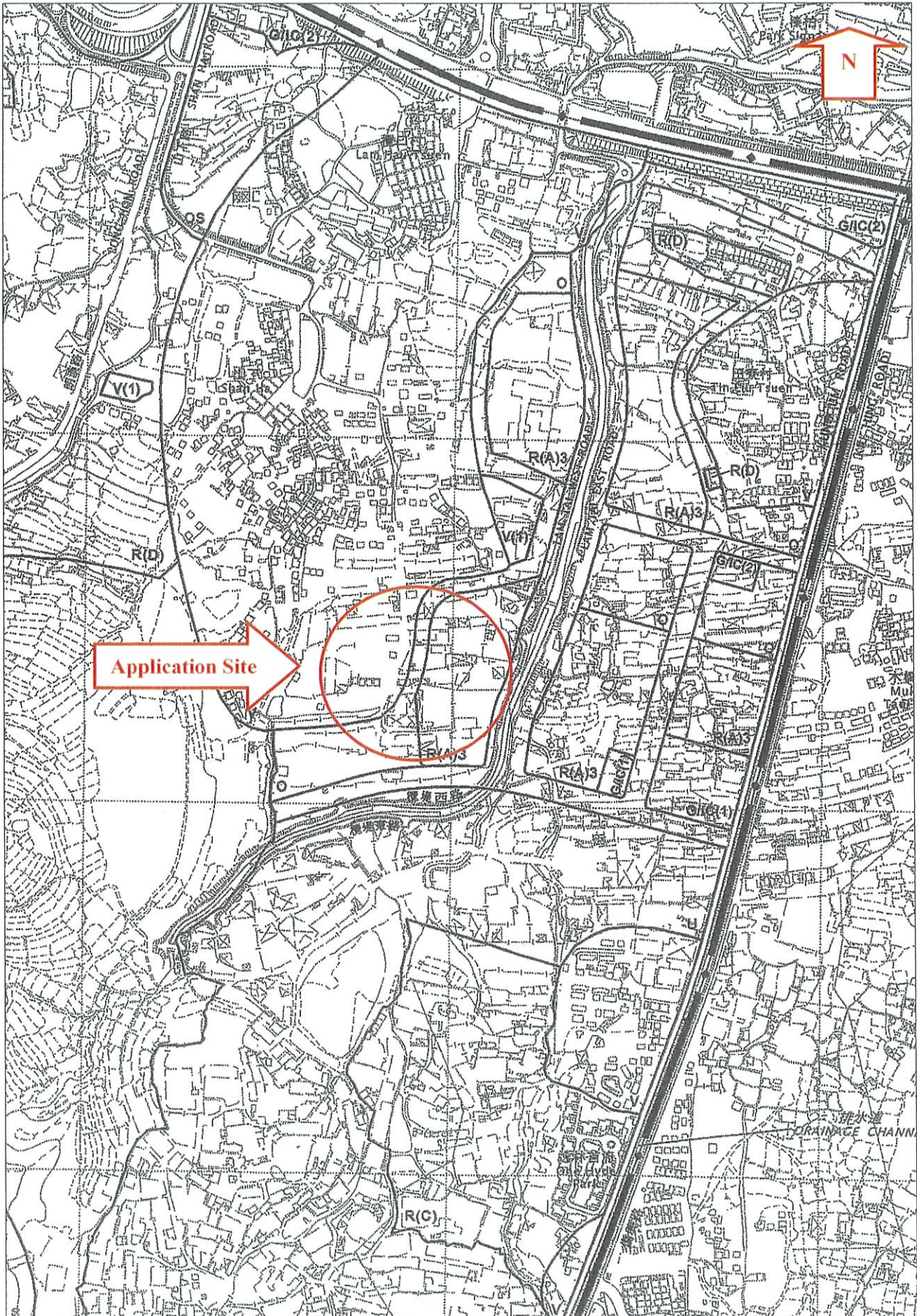
6.2 With regard to the followings:

- no contravention to the 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 Tong Yan San Tsuen Outline
Zoning Plan (OZP) No. S/YL-TYST/14
dated 20.8.2021 and its Relevant Notes**



For Identification Only

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Petrol Filling Station 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) Religious Institution (not elsewhere specified) # Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

- Eating Place
- Library
- School
- Shop and Services

Planning Intention

The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. 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. For land designated "Village Type Development (1)", the planning intention is to provide land considered suitable for reprovisioning of village houses affected by Government projects.

(Please see next page)

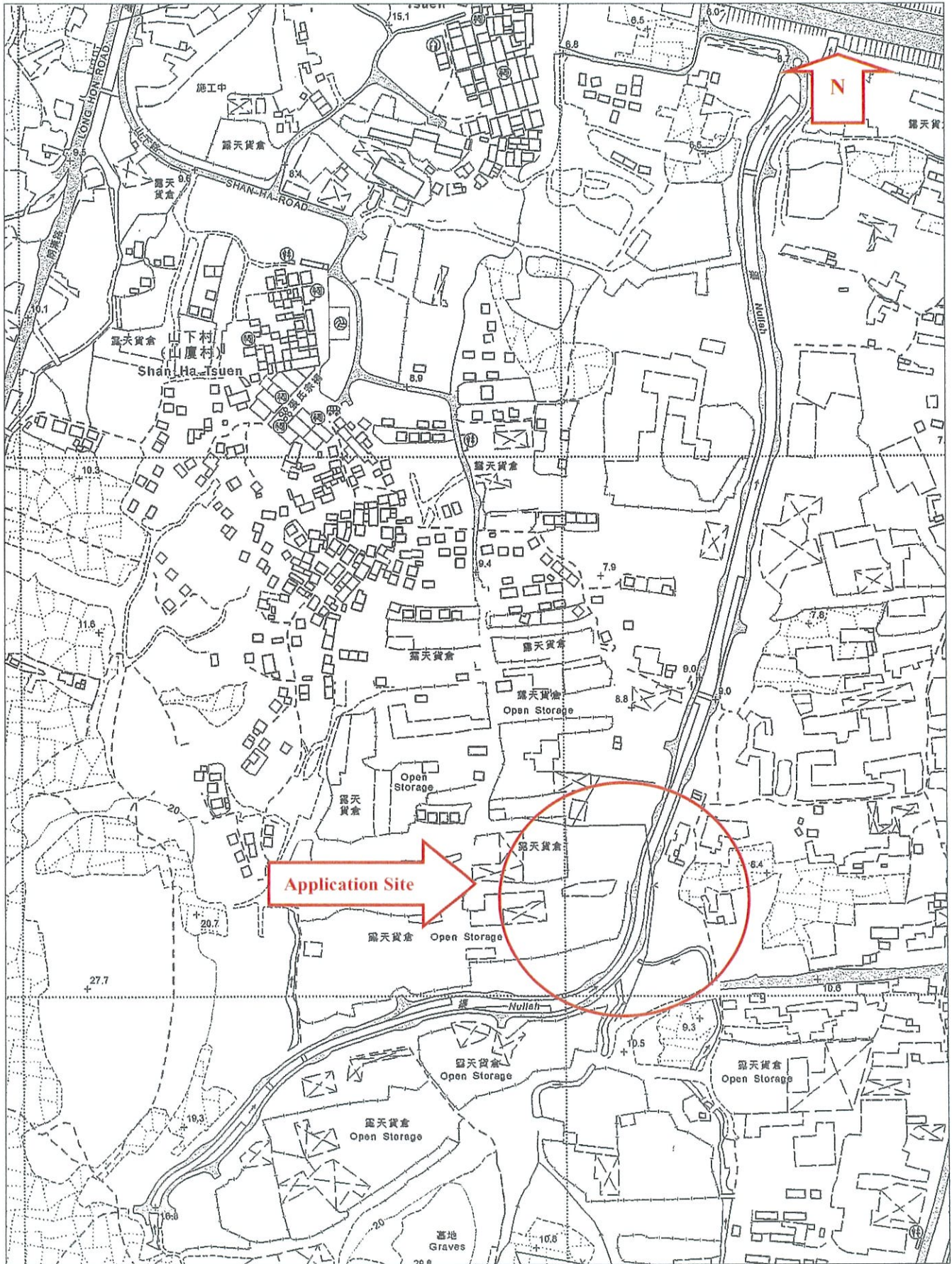
VILLAGE TYPE DEVELOPMENT (cont`d)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any filling of pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

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被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.



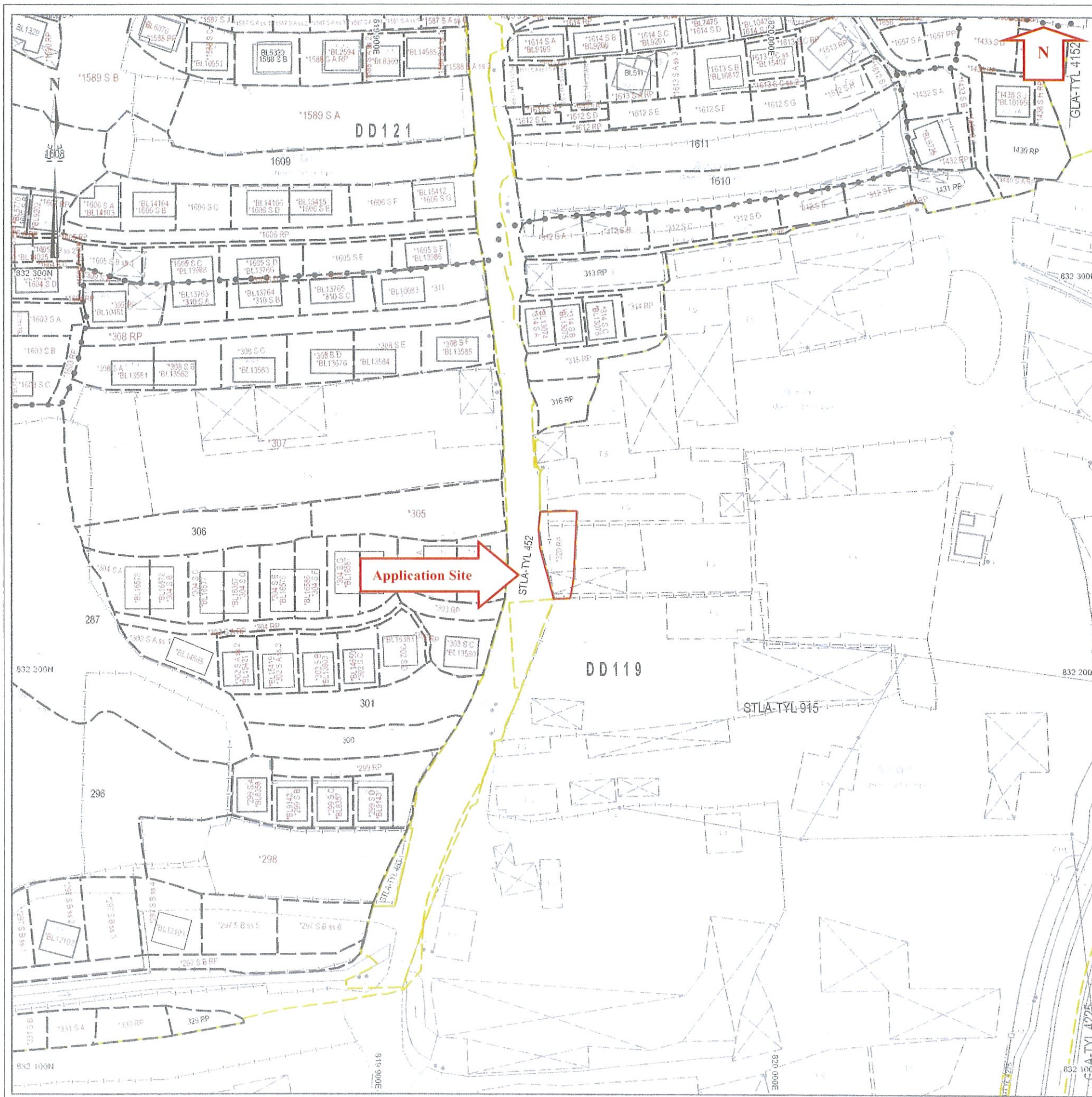
地政總署測繪處
Survey and Mapping Office
Lands Department

香港特別行政區政府 — 版權所有
© Copyright reserved — Hong Kong SAR Government

比例尺 SCALE 1:1000

metres 10 0 10 20 30 40 50 metres

Locality :
Lot Index Plan No. : ags_S00000150687_0002
District Survey Office : Lands Information Center
Date : 17-Nov-2025
Reference No. : 6-NW-19A



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被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.

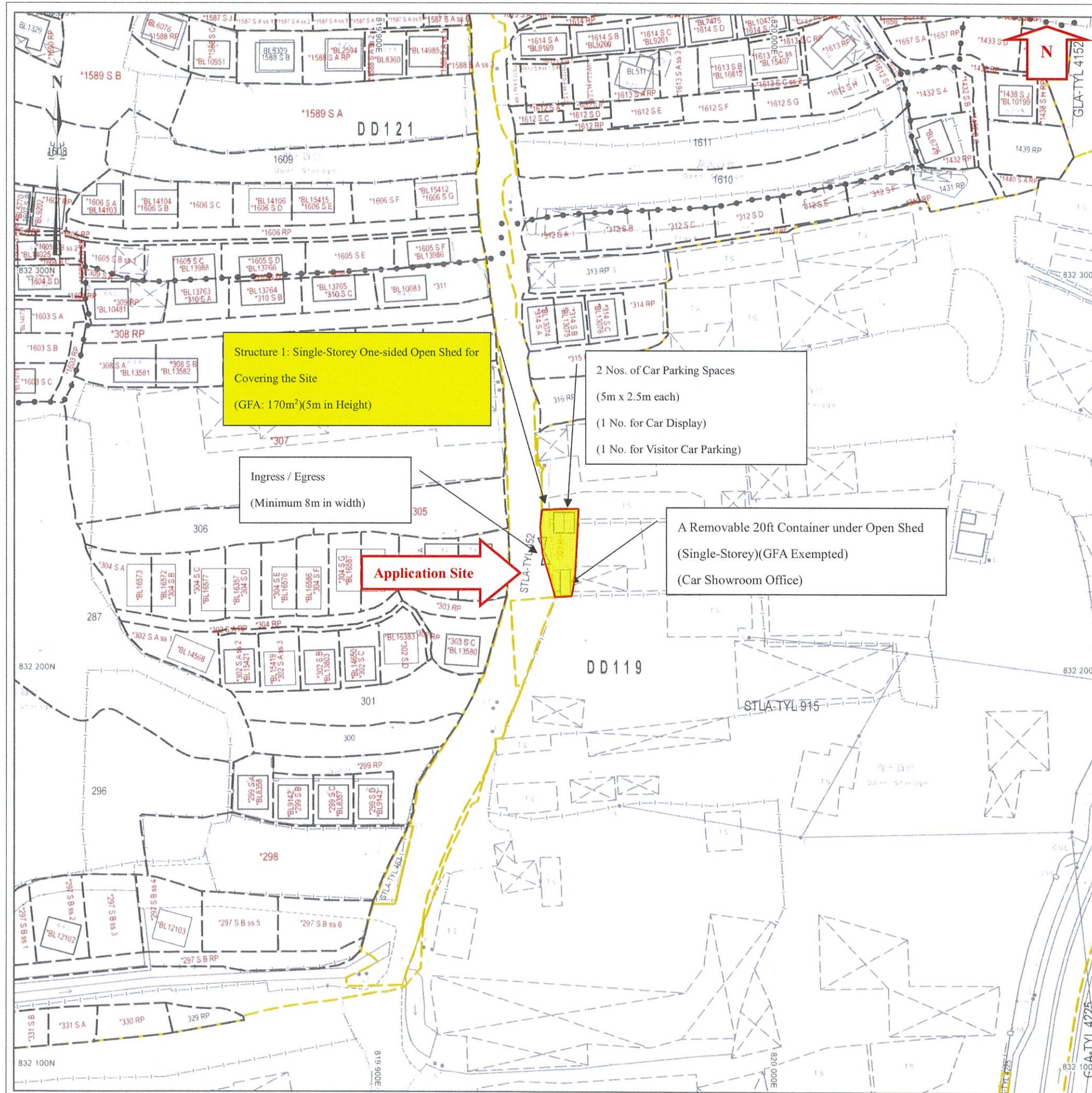


地政總署測繪處
Survey and Mapping Office
Lands Department

香港特別行政區政府 — 版權所有
© Copyright reserved — Hong Kong SAR Government



Locality :
Lot Index Plan No. : ags_S00000150687_0002
District Survey Office : Lands Information Center
Date : 17-Nov-2025
Reference No. : 6-NW-19A



APPENDIX 5

Swept Path Analysis

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被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.



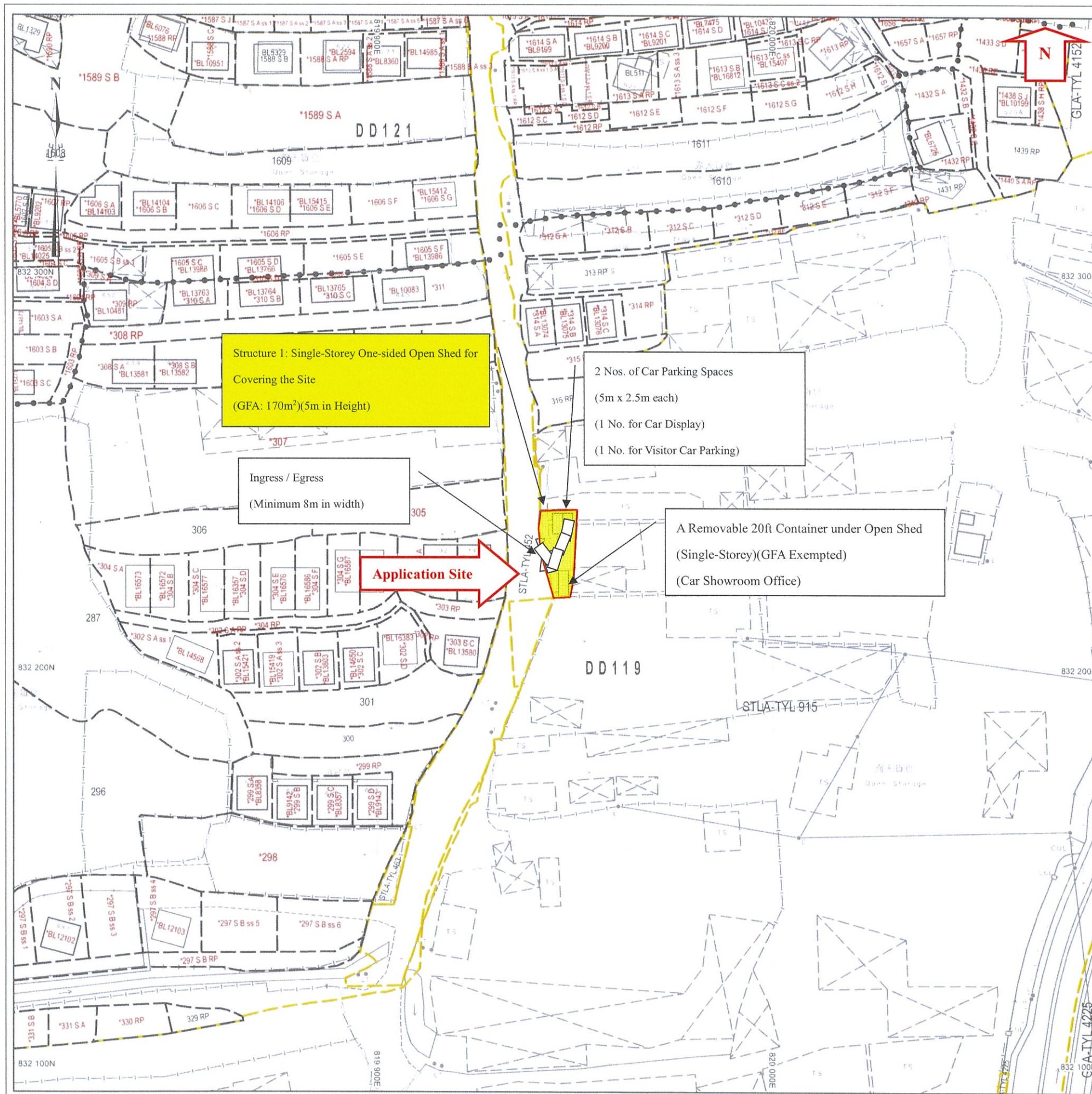
地政總署測繪處
Survey and Mapping Office
Lands Department

香港特別行政區政府 — 版權所有
© Copyright reserved — Hong Kong SAR Government

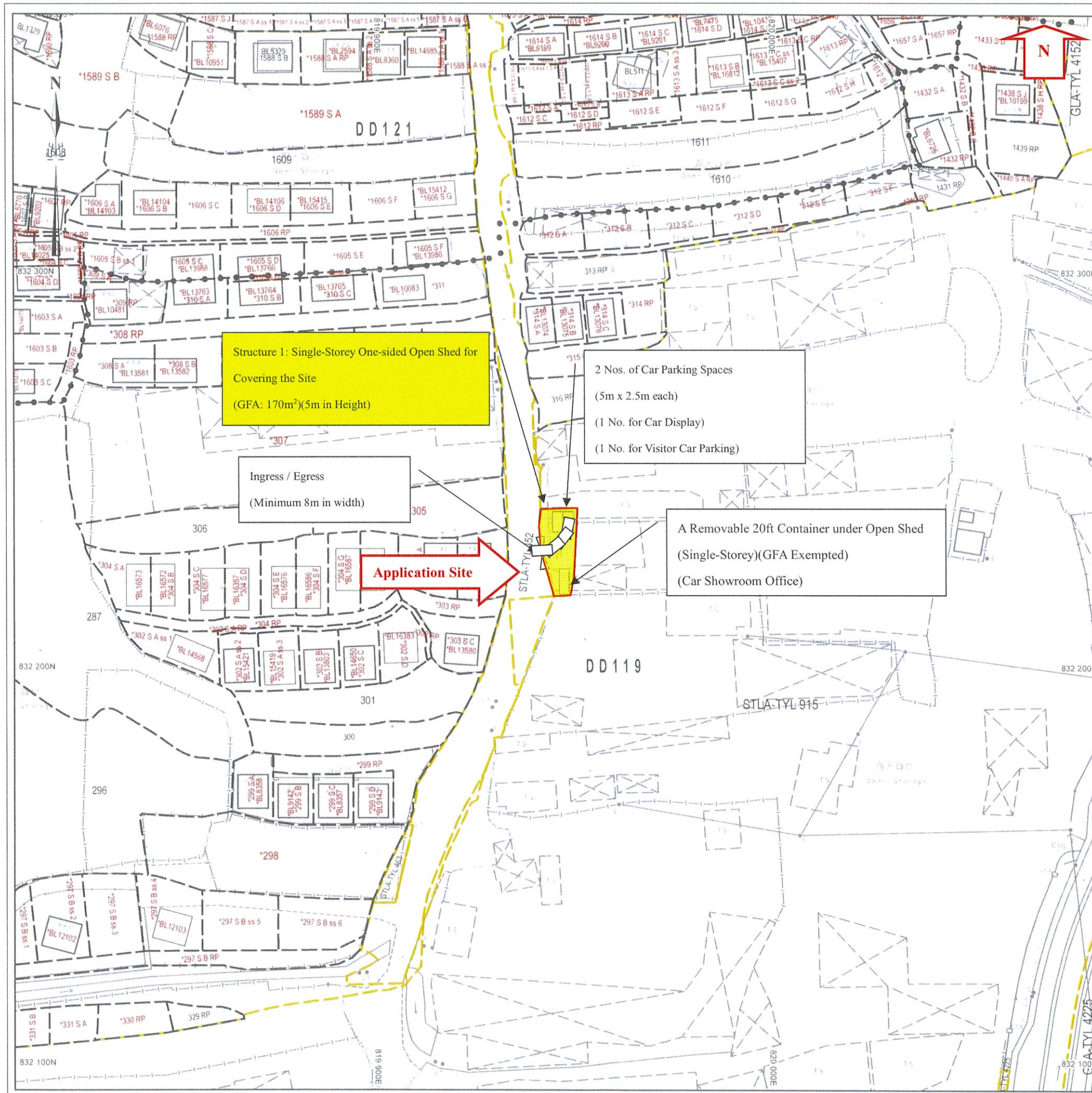
Drive-in Swept Path Analysis



Locality :
Lot Index Plan No. : ags_S00000150687_0002
District Survey Office : Lands Information Center
Date : 17-Nov-2025
Reference No. : 6-NW-19A



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例界線。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被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

香港特別行政區政府 — 版權所有
© Copyright reserved — Hong Kong SAR Government

Drive-out Swept Path Analysis



Locality :
Lot Index Plan No. : ags_S00000150687_0002
District Survey Office : Lands Information Center
Date : 17-Nov-2025
Reference No. : 6-NW-19A

For Identification Only

APPENDIX 6

Site Photo

Site Photo

Application Site

