

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL/328**

- Applicant** : Wealthy Grand Limited represented by R-riches Planning Limited
- Site** : Lot 104 RP (Part) in D.D. 115, Yuen Long, New Territories
- Site Area** : About 2,993m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/28  
(currently in force)
- Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27  
(at the time of submission)  
*[no change to zoning of the application site]*
- Zoning** : “Open Space” (“O”) (about 52.8%) and  
  
“Village Type Development” (“V”) (about 47.2%)  
*[restricted to a maximum building height of 3 storeys (8.23m) except for those developments/uses specified in the Notes]*
- Application** : Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Office for a Period of 6 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for temporary shop and services (motor-vehicle showroom) with ancillary office for a period of six years (**Plan A-1**) at the application site (the Site) zoned “O” and “V” on the OZP. According to the Notes of the OZP for the “O” and “V” zones, ‘Shop and Services’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by the applied use without valid planning permission (**Plans A-4a and A-4b**).
- 1.2 The Site is accessible from Long Yat Road to its south via a local track (**Plan A-2**). According to the applicant, the applied use is for a motor-vehicle showroom with about 120 cars displayed at the vehicle display area. The applied use also comprises 11 single-storey temporary structures (not more than 3m high) for shop and services, office and rain shelter for vehicles, with a total floor area of about 189m<sup>2</sup>. A total of

10 private car parking spaces (5m x 2.5m each) for visitors and staff (each with 5 parking spaces) will be provided (**Drawing A-2**). No car beauty, car washing, car repairing, car dismantling or other workshop activities will be carried out and no public announcement system, whistle blowing, portable loud speaker or other form of audio amplification system will be used at the Site. The operation hours of the showroom is from 9:00 a.m. to 9:00 p.m. daily including Sundays and public holidays. Plans showing the access leading to the Site, site layout, as-built drainage facilities and fire service installations (FSIs) facilities submitted by the applicant are at **Drawings A-1 to A-4** respectively.

- 1.3 The Site was involved in two previous applications (No. A/YL/247 and 301) for the same use which were approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2018 and 2023 respectively (details at paragraph 4 below). Compared with the last approved application, the current application is submitted by the same applicant for the same use with the same layout and similar development parameters, except for a slight decrease in site area (i.e. from 3,222m<sup>2</sup> to 2,993m<sup>2</sup>).
- 1.4 In support of the application, the applicant has submitted the following documents:
  - (a) Application Form with attachments received on 20.5.2025 (**Appendix I**)
  - (b) Further Information (FI) received on 27.6.2025\* (**Appendix Ia**)  
*\*accepted and not exempted from publication and recounting requirements*

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form at **Appendix I**. They are summarised as follows:

- (a) The Site is the subject of a previous planning application No. A/YL/301 for same applied use, which the permission was subsequently revoked due to non-compliance with approval conditions. The applicant claimed they have put effort by making multiple submissions, but there was not enough time to address the comments received from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD). To facilitate the processing of the current application, the applicant has submitted FSIs proposal and as-built drainage record for early consideration by departments.
- (b) The applied use is temporary in nature and would not jeopardise the long-term planning intentions of the “O” and “V” zones.
- (c) There will be minimal traffic, environmental, landscape and drainage impacts on the surrounding areas. The applicant will follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“Code of Practice”) and relevant statutory requirements and practice notes to minimise adverse impacts.

### **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting site notice and sending notice to Shap Pat Heung Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Previous Applications**

The Site was involved in two previous applications (No. A/YL/247 and 301) for the same use as the current application. The latest application No. A/YL/301 was approved by the Committee on 9.6.2023 for a period of six years mainly on the considerations that the applied use on a temporary basis would not frustrate the long-term planning intentions of “V” and “O” zones and was not incompatible with the surrounding land uses. However, the planning permission for application No. A/YL/301 was revoked on 9.7.2024 due to non-compliance with approval conditions related to submission of condition record of existing drainage facilities. Details of these applications are summarised at **Appendix II** and the boundary of the site is shown on **Plan A-1**.

### **5. Similar Application**

There is no similar application within the same “O” and “V” zones on the OZP.

### **6. The Site and Its Surrounding Areas (Plans A-1 to A-4b)**

6.1 The Site is:

- (a) accessible from Long Yat Road to its south via a local track (**Plan A-2**); and
- (b) paved and occupied by the applied use without valid planning permission (**Plans A-4a and 4b**).

6.2 The surrounding areas are predominantly village houses of Tung Tau Tsuen and Yuen Long Kau Hui, residential structures, open storage of vehicles, open-air car parks, refuse collection points, shop and services and unused land. To the south across Long Yat Road is MTR Yuen Long Station and a high-rise residential development namely the YOHO Hub.

### **7. Planning Intentions**

7.1 The planning intention of the “V” zone is to reflect existing recognised 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 Board.

- 7.2 The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

## **8. Comments from Relevant Government Departments**

All government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices III and IV** respectively.

## **9. Public Comment Received During the Statutory Publication Period**

On 27.5.2025, the application was published for public inspection. During the statutory public inspection period, one public comment (**Appendix V**) was received from an individual objecting to the application mainly on the grounds that the applicant failed to comply with the approval conditions under the previous application, and questioning why the portion of the Site zoned “O” has not been developed into open space.

## **10. Planning Considerations and Assessments**

- 10.1 The application is for temporary shop and services (motor-vehicle showroom) with ancillary office for a period of six years at the Site partly zoned “V” (about 47%) and partly zoned “O” (about 53%) on the OZP. Although the applied use is not in line with the planning intention of both “V” and “O” zones, approval of the application on a temporary basis can help meet any such demand for shop and services use from locals. The District Lands Officer/Yuen Long, Lands Department advises that there is no Small House application approved or under processing at the Site. Furthermore, the Director of Leisure and Cultural Services advises that there is no implementation programme to develop the portion of Site within “O” zone into public open space at present. Approval of the application on a temporary basis for a period of six years would not frustrate the long-term planning intentions of both “V” and “O” zones.
- 10.2 The proposal comprises 11 single-storey temporary structures with a total floor area of about 189m<sup>2</sup> for motor-vehicle showroom uses. It is considered that its scale is not incompatible with the surrounding land uses which are predominately residential dwellings, storage of vehicles, car parks and vacant structures/land.
- 10.3 Relevant government departments consulted including the Director of Environmental Protection, Commissioner for Transport, Director of Fire Services and CE/MN, DSD have no objection to or no adverse comment on the application from environmental, traffic, fire safety and drainage perspectives respectively. Relevant approval conditions are recommended in paragraph 11.2 below to address the technical requirements of concerned government departments. Should the planning application

be approved, the applicant will also be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental impacts on the surrounding areas.

- 10.4 The Site is the subject of two previous planning applications for the same use and the latest application (No. A/YL/301) was approved by the Committee in 2023. However, the planning permission was subsequently revoked due to non-compliance with time-limited approval condition on submission of condition record of the existing drainage facilities. The current application is submitted by the same applicant with similar development parameters and layout compared with the last application. In this regard, the applicant claimed they have put effort by making multiple submissions, but there was not enough time to address the comments received from CE/MN, DSD. In the current application, the applicant has submitted an as-built drainage plan and CE/MN, DSD has no objection to the application. As such, sympathetic consideration may be given to the applicant. Should the application be approved, the applicant will be advised that failure to comply with any of the approval conditions will result in revocation of the planning permission and sympathetic consideration may not be given to any further applications.
- 10.5 Regarding the public comment as summarised in paragraph 9, the planning considerations and assessments in paragraphs 10.1 to 10.4 above are relevant.

## **11. Planning Department’s Views**

- 11.1 Based on the assessments made in paragraph 10 above and having taken into account the public comment as mentioned in paragraph 9, the Planning Department has **no objection** to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of six years until 15.8.2031. The following conditions of approval and advisory clauses are suggested for Members’ reference:

### **Approval conditions**

- (a) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the Site within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 15.11.2025;
- (c) the implementation of the accepted fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 15.5.2026;
- (d) if the above planning condition (a) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if any of the above planning condition (b) or (c) is not complied with by the

above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

#### Advisory clauses

The recommended advisory clauses are attached at **Appendix IV**.

- 11.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applied use is not in line with the planning intentions of the "V" and "O" zones which are primarily for development of Small Houses by indigenous villagers; and provision of outdoor open-air public space respectively. No strong planning justification has been given in the submission for a departure from the planning intentions, even on a temporary basis.

### **12. Decision Sought**

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant planning permission.
- 12.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 12.3 Alternatively, Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

### **13. Attachments**

<b>Appendix I</b>	Application form with attachments received on 20.5.2025
<b>Appendix Ia</b>	FI received on 27.6.2025
<b>Appendix II</b>	Previous Applications
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendix V</b>	Public Comment
<b>Drawing A-1</b>	Vehicular Access Plan
<b>Drawing A-2</b>	Layout Plan
<b>Drawing A-3</b>	As-built Drainage Plan
<b>Drawing A-4</b>	Fire Service Installations Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4b</b>	Site Photos

**PLANNING DEPARTMENT  
AUGUST 2025**