

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

**APPLICATION NO. A/YL-KTS/1111**

**Applicant** : Machone Motors Limited represented by Metro Planning & Development Company Limited

**Site** : Lots 455 S.B (Part) and 475 (Part) in D.D. 106, Kam Sheung Road, Kam Tin South, Yuen Long, New Territories

**Site Area** : About 1,500m<sup>2</sup>

**Lease** : Block Government Lease (demised for agricultural use)

**Plan** : Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15

**Zoning** : Residential (Group D) (“R(D)”)  
*[Restricted to maximum plot ratio of 0.2 and maximum building height of 2 storeys (6m)]*

**Application** : Temporary Shop and Services and Vehicle Repair Workshop (Excluding Repair of Container Vehicle) for a Period of Three Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for temporary shop and services and vehicle repair workshop (excluding repair of container vehicle) for a period of three years at the application site (the Site), which falls within an area zoned “R(D)” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “R(D)” zone, ‘Shop and Services’ other than on the ground floor of a New Territories Exempted House (NTEH) is a Column 2 use which requires planning permission from the Town Planning Board (the Board). Besides, according to the covering Notes of the OZP, temporary use or development of any land not exceeding a period of three years also requires planning permission from the Board. The Site is currently occupied by the applied uses with valid planning permission under application No. A/YL-KTS/954 until 31.3.2026 (**Plans A-2 to A-4**).
- 1.2 According to the applicant, the application is to facilitate relocation of the heavy goods vehicle repair business operation at a site of about 700m<sup>2</sup> in Kung Um Road which is affected by government project, i.e. the First Phase of Yuen Long South (YLS) Development, and the land of the affected operation was resumed in May 2023.

The affected operation has been relocated to the Site since May 2023 after the previous application No. A/YL-KTS/954 was granted in March 2023.

1.3 The Site is accessible from Kam Sheung Road via a local track (**Plans A-2 and A-3**). According to the applicant, the applied uses involve four one to two-storey structures (not more than 8m in height) with a total floor area of about 494m<sup>2</sup> for shop and services (for selling car accessories<sup>1</sup>) with ancillary site office and toilet, a vehicle repair workshop for light goods vehicles (LGV), medium goods vehicles (MGV) and heavy goods vehicles (HGV), an open shed for vehicle inspection and an electricity metre room. A parking space for private car and a loading/unloading (L/UL) space for LGV will be provided within the Site. No container vehicle including container tractor/trailer will enter/park at the Site at all times. The vehicle repair operation will be carried out within the enclosed structure and no dismantling of vehicles, use of chemicals, and public announcement system or loudspeakers will be involved at the Site at all times. The existing metal fencing of 2m in height along the boundary of the Site will be maintained to minimise potential nuisance to the surrounding areas. Sufficient space will be provided for vehicles to manoeuvre within and entering/leaving the Site to ensure no queuing and/or turning outside the Site. The operation hours are from 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The site layout plan submitted by the applicant is at **Drawing A-1**.

1.4 The Site is involved in two previous applications (No. A/YL-KTS/864 and 954) for temporary shop and services with or without vehicle repair workshop (excluding repair of container vehicle) for a period of three years which were both approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in 2021 and 2023 respectively (**Plan A-1**) (details at paragraph 5 below). Compared with the last approved application No. A/YL-KTS/954, the current application is submitted by the same applicant for the same use involving a slightly larger site area as well as different layout and development parameters. A comparison of the major development parameters between the last application and the current applicant are summarized as follows:

<b>Development Parameters</b>	<b>A/YL-KTS/954 Previous approved application (a)</b>	<b>A/YL-KTS/1111 Current application (b)</b>	<b>Difference (b)-(a)</b>
<b>Site Area</b>	1,430m <sup>2</sup> (about)	1,500m <sup>2</sup> (about)	+70m <sup>2</sup> (-4.9%)
<b>Gross Floor Area</b>	674m <sup>2</sup> (about)	494m <sup>2</sup> (about)	-180m <sup>2</sup> (-26.7%)
<b>No. of Structures</b>	6	4	-2
<b>No. of Storeys/ Max. Building Height</b>	1-2 (not more than 8m)	1-2 (not more than 8m)	No Change
<b>Car Parking Space/L/UL Space</b>	1 for private car 1 L/UL for LGV	1 for private car 1 L/UL for LGV	No Change

<sup>1</sup> Car accessories such as audio systems, carpets, aroma and alike for cars and vehicle parts

1.5 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments and Supplementary Information received on 19.12.2025 and 22.12.2025 respectively (Appendix I)
- (b) Further Information (FI) received on 23.1.2026\* (Appendix Ia)
- (c) FI received on 28.1.2026\* (Appendix Ib)

*\*accepted and 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 and FI at **Appendices I and Ia**. They can be summarised as follows:

- (a) The application is for facilitating relocation of the applicant's HGV repair business operation at Kung Um Road which is affected by the First Phase of YLS Development. The applicant has undergone a site search in the territory for reprovisioning of his business. Four sites in Tuen Mun, Yuen Long and Kam Tin have been examined but none of them is considered suitable. Taking into account the suitable site area and high accessibility, the Site is considered suitable for continuing the applicant's business. The original site area of the affected operation is about 700m<sup>2</sup>, and the larger area of the Site (about 1,500m<sup>2</sup>) can allow sufficient space for vehicles to manoeuvre within and enter/leave the Site.
- (b) The Site was involved in a previous approved application No. A/YL-KTS/954 for the same use as the current application. The applied uses would benefit the residents in the vicinity of the Site by catering for their demand for car accessories and vehicle repair services and could support the upcoming major territorial development projects.
- (c) The application is temporary in nature and would not jeopardize the long-term planning intention of the "R(D)" zone. The applied uses are not incompatible with the surrounding land uses.
- (d) The applied uses will not result in adverse traffic, environmental and drainage impacts to the surrounding areas. The existing metal fencing of 2m in height along the boundary of the Site will be maintained and the applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' ('CoP') issued by the Environmental Protection Department and the relevant Professional Persons Environmental Consultative Committee Practice Notes to minimise the possible adverse impacts and environmental nuisance to the nearby environment. Sufficient space will be provided for vehicles to manoeuvre within and enter/leave the Site to ensure no queuing and/or turning outside the Site. In support of the application, the applicant has submitted the as-built drainage plan.

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

The applicant is not a ‘current land owner’ but has complied with the requirement 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 the Pat Heung Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Background**

The Site is currently not subject to any active planning enforcement action.

### **5. Previous Applications**

The Site was involved in two previous applications (No. A/YL-KTS/864 and 954) for temporary shop and services with or without vehicle repair workshop (excluding repair of container vehicle) each for a period of three years. Both applications were approved with conditions by the Committee in 2021 and 2023 respectively mainly on the considerations that the temporary approval would not frustrate the long-term planning intention of the “R(D)” zone; the proposed use was not incompatible with the surrounding areas; the relevant government departments consulted generally had no adverse comment or their concerns could be addressed by approval conditions; and policy support from the Secretary for Development (SDEV) was given for application No. A/YL-KTS/954 to facilitate relocation of business operation displaced by government project. Compared with the last approved application No. A/YL-KTS/954, the current application is submitted by the same applicant for the same use with the changes set out in paragraph 1.4 above. All approval conditions under application No. A/YL-KTS/954 have been complied with and the planning permission is valid until 31.3.2026. Details of the applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.

### **6. Similar Applications**

- 6.1 There are four similar applications (No. A/YL-KTS/907, 1030, 1042 and 1044) covering three sites for temporary workshop or temporary shop and services use within the same “R(D)” zone in the vicinity of the Site in the past five years. Details of the similar applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.
- 6.2 Applications No. A/YL-KTS/907 and 1030 covering the same site for renewal of planning approval for temporary open storage of vehicles and modification workshop for vans and lorries each for a period of three years were approved with conditions by the Committee in 2021 and 2024 respectively on the considerations similar to those mentioned in paragraph 5 above and that the applied open storage use was generally in line with the Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ that previous approvals for similar applied use had been granted; and there were no changes in planning circumstances.
- 6.3 Applications No. A/YL-KTS/1042 and 1044 for temporary shop and services (retail shop for hardware groceries and construction materials) with ancillary facilities for a

period of five years were approved with conditions by the Committee in 2025 on similar considerations as mentioned in paragraph 5 above.

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

7.1 The Site is:

- (a) accessible from Kam Sheung Road via a local track; and
- (b) currently occupied by the applied uses with valid planning permission under application No. A/YL-KTS/954 until 31.3.2026.

7.2 The surrounding areas are rural in character comprising mainly brownfield operations (including open storage, storage yards, warehouse, parking of vehicles, site offices and car service, and some with valid planning permissions), scattered residential dwellings, a vehicle emission testing laboratory, a transitional housing development named Pok Oi Kong Ha Wai Village and vacant land.

## **8. Planning Intention**

The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low density residential developments subject to planning permission from the Board.

## **9. Comments from Relevant Government Bureau/Departments**

9.1 Apart from the government bureau and department as set out in paragraphs 9.2 and 9.3 below, other 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, if any, are provided in **Appendices III and IV** respectively.

9.2 The following government bureau supports the application:

### **Policy Aspect**

9.2.1 Comments of the SDEV:

- (a) the application is to facilitate the relocation of a vehicle repair workshop for HGV in Yuen Long, which is affected by the development of YLS New Development Area project (the project); and
- (b) according to the applicant, a site search was conducted with a view to identify a suitable site for re-establishment of the affected business operation. The current Site is considered the most suitable for the relocation. While the application site area is larger than the site area of the original premises, the applicant has explained that a larger site is considered necessary to meet their operational needs and to provide manoeuvring space for the vehicles. Subject to no adverse comments

on land use compatibility and technical aspects from relevant departments, the application is supported from the policy perspective.

9.3 The following government department does not support the application:

### **Environment**

9.3.1 Comments of the Director of Environmental Protection (DEP):

- (a) does not support the application from environmental planning perspective;
- (b) based on the applicant's submission, the applied uses would not involve dusty operation but it would cause traffic of heavy vehicles as vehicle repair services would be provided to medium and heavy goods vehicles. According to his review, there are residential structures within 100m from the boundary of the Site. As such, according to the revised 'CoP', it is anticipated that the applied uses would cause environmental nuisance to the residential structures nearby;
- (c) there was no environmental complaint received against the Site in the past three years; and
- (d) advisory comments are at **Appendix IV**.

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

On 30.12.2025, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

## **11. Planning Considerations and Assessments**

11.1 The application is for temporary shop and services and vehicle repair workshop (excluding repair of container vehicle) for a period of three years at the Site zoned "R(D)" (**Plan A-1**). Whilst the applied uses are not in line with the planning intention of the "R(D)" zone, according to the applicant, the application is to facilitate relocation of the applicant's business operation affected by the First Phase of YLS Development project. In this regard, SDEV supports the application having considered that the current application is to facilitate relocation of an affected brownfield operation displaced by the said government project. Besides, the applicant claims that the applied uses could cater for the demand of the nearby residents for shopping of car accessories and vehicle repairing services. Furthermore, there is also no known development programme involving the Site. Approval of the application on a temporary basis would not jeopardize the long-term planning intention of the "R(D)" zone. In view of the above and taking into account the planning assessments below, there is no objection to the applied uses on a temporary basis for a period of three years.

11.2 The applied uses are considered not incompatible with the surrounding areas which are occupied mainly by brownfield operations, scattered residential dwellings, a

vehicle emission testing laboratory, a transitional housing development and vacant land (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) considers that no significant landscape impact arising from the applied uses is anticipated and has no objection to the application from landscape planning perspective.

- 11.3 DEP does not support the application as the proposed uses involve the use of heavy vehicles, which would cause environmental nuisance to the sensitive receivers nearby. Nonetheless, there was no substantiated environmental complaint concerning the Site in the past three years. Besides, the applicant would maintain the existing metal fencing of 2m in height along the boundary of the Site to minimize potential nuisance to the surrounding areas. Should the planning application be approved, the applicant will be advised to follow the ‘CoP’ to minimise any potential environmental nuisance caused by the proposed uses on the surrounding areas. Other relevant government departments consulted, including the Commissioner for Transport, Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services, have no objection to or no adverse comment on the application. To address the technical requirements of concerned departments, appropriate approval conditions are recommended in paragraph 12.2 below.
- 11.4 There are two approved previous applications for shop and services with or without vehicle repair workshop (excluding repair of container vehicle) at the Site and four approved similar applications within the same “R(D)” zone in the vicinity of the Site in the past five years as mentioned in paragraphs 5 and 6 above respectively. Approving the current application is in line with the Committee’s previous decisions.

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

- 12.1 Based on the assessments made in paragraph 11 above, PlanD has no objection to the application.
- 12.2 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 three years until 6.2.2029. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

### Approval conditions

- (a) the submission of a condition record of the existing drainage facilities implemented 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 6.5.2026;
- (b) in relation to (a) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (c) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.8.2026;

- (d) in relation to (c) above, the implementation of the 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 6.11.2026;
- (e) if the above planning condition (b) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (a), (c) or (d) is not complied with by the 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 at **Appendix IV**.

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

the applied uses are not in line with the planning intention of the "R(D)" zone which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings, and is also intended for low-rise, low density residential developments subject to planning permission from the Board. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

### **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 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.
- 13.3 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.

### **14. Attachments**

<b>Appendix I</b>	Application Form with attachments and Supplementary Information received on 19.12.2025 and 22.12.2025
<b>Appendix Ia</b>	FI received on 23.1.2026
<b>Appendix Ib</b>	FI received on 28.1.2026
<b>Appendix II</b>	Previous and Similar Applications
<b>Appendix III</b>	Government Departments' General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses

**Drawing A-1** Layout Plan

<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT**  
**FEBRUARY 2026**