

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

**APPLICATION NO. A/YL-SK/452**

- Applicant** : Pak Shing Properties Management Limited represented by Man Chi Consultants and Construction Limited
- Site** : Lots 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land (GL), Shek Kong, Yuen Long
- Site Area** : 3,295m<sup>2</sup> (about) (including GL of about 278m<sup>2</sup> (about 8.4%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/10
- Zoning** : “Residential (Group D)” (“R(D)”)  
*[restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]*
- Application** : Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for temporary vehicle assembling and conversion centre with ancillary maintenance workshop and office 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 covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently fenced-off, hard-paved and occupied by the applied use without valid planning permission (**Plans A-2, A-4a and A-4b**).
- 1.2 The Site is accessible via a local track leading to Kam Sheung Road, with an ingress/egress (about 11m wide) at its northern part (**Drawing A-1 and Plan A-2**). The applied use with a total floor area of about 2,346m<sup>2</sup> comprises three one to two-storey structures (not more than 7m in height) for vehicle assembling and conversion centre, ancillary maintenance workshop and ancillary office uses. Four private car parking spaces, one medium/heavy goods vehicle (M/HGV) parking space, and two loading and unloading spaces for M/HGVs are provided at the Site (**Drawing A-1**). A 3.5m-high boundary fencing is erected along the Site boundary to minimise potential nuisance arising from the applied use to the surrounding areas. Sound insulation panels are

installed at the vehicle assembling and conversion centre and all workshop activities will only be conducted within this structure. Sufficient manoeuvring space will be provided within the Site to ensure that no vehicles will queue back or reverse onto/from public road. No filling or excavation of land will be involved. The existing tree near the entrance at the northern boundary of the Site will also be preserved in-situ and maintained by the applicant. The operation hours are from 9:00 a.m. to 6:00 p.m. on Mondays to Saturdays, with no operation on Sundays and public holidays. The layout plan submitted by the applicant is at **Drawing A-1**.

- 1.3 The Site is involved in one previous application (No. A/YL-SK/406) submitted by the same applicant for the same use at the same site, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board in 2025 for a period of three years, and the planning permission was revoked on 20.12.2025 due to non-compliance with the time-limited approval conditions (details in paragraph 5 below) (**Plan A-1**). Compared with the last approved application, the current application involves minor changes in development parameters, i.e. slight increase in floor area from about 2,256m<sup>2</sup> to 2,346m<sup>2</sup> (+90m<sup>2</sup> / +4%) and site coverage from 2,071m<sup>2</sup> / 62.9% to 2,116m<sup>2</sup> / 64.2% (+45m<sup>2</sup> / +2.2%), and consequential changes in layout.
- 1.4 In support of the application, the applicant has submitted the following documents:
- |     |   |               |
|-----|---|---------------|
| (a) | Application Form with attachments received on 13.3.2026 | (Appendix I)  |
| (b) | Further Information (FI) received on 15.4.2026*         | (Appendix Ia) |
| (c) | FI received on 21.4.2026*                               | (Appendix Ib) |
| (d) | FI received on 27.4.2026*                               | (Appendix Ic) |

*\* accepted and exempted from the 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 FIs at **Appendices I to Ic** and can be summarised as follows:

- (a) The applied use involves alteration of truck vehicles through assembling lorry cranes to support the construction industry and industrial undertakings. It also provides conversion services and other vehicle-related services to the neighbourhood. The maintenance workshop also provides an area for assembling works and equipment storage, including lorry cranes, materials, machinery and tools for vehicle assembling and conversion, which are ancillary to the applied use. All materials and equipment stored at the Site will be non-polluting and non-hazardous.
- (b) The applicant intends to regularise the applied use and most of the existing structures at the Site which have existed for more than 10 years. The applicant commits to removing the existing unauthorised structures, ceasing the unlawful occupation of GL, and submitting Short Term Waiver (STW) and Short Term Tenancy (STT) applications to the Lands Department (LandsD) to permit the structure(s) erected for the applied use upon approval of the current application.
- (c) The applied use is not incompatible with the land uses in the surroundings of the Site, particularly those located south of Kam Sheung Road which are mainly open storage yards, vehicle repair workshops, recyclable collection centre, warehouses, and other informal industrial undertakings, which are of similar nature to the applied use.

- (d) Approval of the applied use on a temporary basis of three years will not jeopardise the long-term planning intention of the “R(D)” zone. The Site is also subject to a previous approval under application No. A/YL-SK/406 for the same applied use. There is no change in terms of the operation details of the applied use, except minor changes in development parameters and layout.
- (e) A maximum of two vehicles are allowed for vehicle assembly and conversion at the Site at a time. After completion of the assembly process, vehicles will be temporarily parked at the open area of the Site and driven away during non-peak hours. Besides, transport of lorry cranes, equipment and relevant materials to/from the Site will only take place twice a year.
- (f) The applied use will not induce adverse visual, environmental, landscape, drainage and traffic impacts on the surroundings. The applicant will follow the latest ‘Code of Practice on Handling on Environmental Aspects of Temporary Uses and Open Storage Sites’ (‘CoP’) issued by the Environmental Protection Department (EPD) to minimise adverse environmental impact and nuisance to the surrounding areas. The applicant has also submitted a fire service installations (FSIs) proposal in support of the current application and commits to complying with all relevant approval conditions including those related to fire services and drainage aspects should the current application be approved by the Committee.

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

The applicant is the sole “current land owner” of the Site. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, 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) are not applicable.

### **4. Background**

The Site is not subject to any planning enforcement action.

### **5. Previous Application**

The Site is the subject of one previous application (No. A/YL-SK/406) submitted by the same applicant for the same applied use at the same site. The application was approved with conditions by the Committee on 20.6.2025 for a period of three years, mainly on the considerations that approval of the application on temporary basis would not jeopardise the long-term planning intention of “R(D)” zone; there is currently no known proposal for long-term development at the Site; the applied use was not incompatible with the surrounding environment; and relevant government departments consulted generally had no adverse comment on the application and/or that their technical concerns could be addressed by approval conditions. The planning permission was subsequently revoked on 20.12.2025 due to non-compliance with the time-limited approval conditions related to submission of drainage and FSIs proposals. Compared with the previous approved application, the current application involves the changes as set out in paragraph 1.3 above. Details of the previous applications are summarised at **Appendix II** and its location is shown on **Plan A-1**.

**6. Similar Application**

There is no similar application in the same “R(D)” zone in the past five years.

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

7.1 The Site is:

- (a) accessible via a local track leading to Kam Sheung Road; and
- (b) currently fenced-off, hard-paved and occupied by the applied use without valid planning permission.

7.2 The surrounding areas are rural in character comprising mainly open storage yards, vehicle repair workshops, brass wares workshop, warehouses, parking of vehicles, vacant land, unused land, graves, scattered residential structures, village settlements and Sheung Tsuen Park.

**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 Departments**

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

9.2 The following government departments have adverse comments on or do not support the application:

**Land Administration**

9.2.1 Comments from the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) he has adverse comment on the application;
- (b) the Site comprises GL and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (c) Lot 851 RP in D.D. 114 is covered by STW No. 1942 and part of GL within the Site with 70m<sup>2</sup> (about) is covered by STT No. 1638, both are used for the purpose of Dismantling of Vehicles & Storage of Vehicles Parts;

- (d) the following irregularities covered by the current application have been detected by his office:

Unauthorised structure(s) within the said private lot(s) covered by the planning application

- (i) there is/are unauthorised structure(s) on Lots 803 and 804 in D.D. 114 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should immediately rectify/apply for regularisation on the lease breaches as demanded by his office; and

Unlawful occupation of GL adjoining the said private lot(s) with unauthorised structure(s) covered by the planning application

- (ii) the GL within the Site (about 208m<sup>2</sup> as mentioned in the application form (**Appendix I**)) has been fenced off/unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice;

- (e) the applicant should note his advisory comments at **Appendix IV**.

**Environment**

9.2.2 Comments from the Director of Environmental Protection (DEP):

- (a) he does not support the application from environmental planning perspective in accordance with the latest 'CoP';
- (b) the applied use would generate traffic of heavy vehicles but not involve dusty operation and there are residential dwellings within 100m from the boundary of the application site;
- (c) there was no environmental complaint related to the Site in the past three years; and
- (d) the applicant should note his advisory comments at **Appendix IV**.

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

On 20.3.2026, the application was published for public inspection. During the statutory public inspection period, one public comment was received from an individual, who expressed concerns that the approval conditions under the previous application No. A/YL-SK/406 were not complied with; any approval should be at most for one year and the current business should discontinue if the planning conditions are not being complied in the future (**Appendix V**).

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

- 11.1 The application is for temporary vehicle assembling and conversion centre with ancillary maintenance workshop and office for a period of three years at the Site zoned “R(D)” (**Plan A-1**). While the applied use is not in line with the planning intention of the “R(D)” zone, the applicant claims that the applied use is intended to support the construction industry and industrial undertakings and serve the neighbourhood by providing vehicle parts assembling and conversion services and other vehicle-related services. Besides, there is currently no known proposal for long-term development involving the Site or in its vicinity within the “R(D)” zone. Approval of the application on a temporary basis would not jeopardise the long-term planning intention of the “R(D)” zone. Taking into account the above and the planning assessments below, there is no objection to the applied use on a temporary basis for a period of three years.
- 11.2 The applied use is considered not incompatible with the surrounding areas which are predominated by open storage yards, vehicle repair workshops, brass wares workshop, warehouses, parking of vehicles, vacant land, unused land, graves, scattered residential structures, village settlements and Sheung Tsuen Park (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) has no adverse comments on the application from landscape planning perspective, and considers that the applied use is not entirely incompatible with the surrounding environment and no significant adverse landscape impact arising from the applied use is anticipated.
- 11.3 DEP does not support the application as the applied use would cause traffic of heavy vehicles and environmental nuisance is expected as there are sensitive receivers in the vicinity of the Site. To address DEP’s concerns, a 3.5m-high boundary fencing along the site boundary is erected to minimise the potential visual and environmental impacts on the surroundings. The applicant also commits that all workshop activities will be conducted within the structure of vehicle assembling and conversion centre (**Drawing A-1**) installed with sound insulation panels to further minimise the noise impact on the surrounding areas. Besides, the operation is subject to relevant pollution control ordinances and environmental protection regulations in which the applicant has also committed to complying with. Furthermore, it is noted that there has not been any environmental complaint related to the Site in the past three years. Should the Committee decide to approve the applicant, it is also recommended to advise the applicant to follow the revised ‘CoP’ to minimise any potential environmental nuisance caused by the applied use. Regarding DLO/YL, LandsD’s concern on the unauthorised structure(s) and uses on the concerned lots and the illegal occupation of GL, the applicant will be advised to liaise with LandsD on these land administration matters. The applicant also commits to rectifying lease breaches upon the approval of the current application.
- 11.4 Other relevant government departments consulted including the Commissioner for Transport, Chief Engineer/Mainland North, Drainage Services Department and Director of Fire Services (D of FS) have no objection to or no adverse comment on the application. To address the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 12.2 below.
- 11.5 The Site is the subject of an approved previous application No. A/YL-SK/406 for the same use at the same site submitted by the same applicant as mentioned in paragraph 5 above. Whilst the planning permission under the previous application was revoked in 2025 due to non-compliance with approval conditions related to the submission of

drainage and FSIs proposals, the applicant has submitted a FSIs proposal in support of the current application and commits to complying with all relevant approval conditions upon approval of the current application. The submitted FSIs proposal is considered acceptable by D of FS. In this regard, sympathetic consideration may be given to the current application. Should the application be approved, the applicant will be advised that should he fail to comply with any of the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given to any further application. Approving the current application is also in line with the Committee's previous decision.

- 11.6 Regarding the public comment received during the statutory inspection period as stated in paragraph 10 above, the planning considerations and departmental comments above are relevant.

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

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10 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 8.5.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

### Approval conditions

- (a) the submission of a drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 8.11.2026;
- (b) in relation to (a) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 8.2.2027;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) 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 8.2.2027;
- (e) if the above planning condition (c) 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), (b) 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 use is 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 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 received on 13.3.2026
<b>Appendix Ia</b>	FI received on 15.4.2026
<b>Appendix Ib</b>	FI received on 21.4.2026
<b>Appendix Ic</b>	FI received on 27.4.2026
<b>Appendix II</b>	Previous Application
<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>	Layout 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 and A-4b</b>	Site Photos

**PLANNING DEPARTMENT  
MAY 2026**