

**Application for Renewal of Planning Approval for Temporary Use
Under Section 16 of the Town Planning Ordinance**

Application No. A/YL-PH/1129

1. <u>Proposal</u>	
Applicant	Chief Force Limited
Site (Plan A-1)	Lot 2794 (Part) in D.D. 111, Wang Toi Shan Shan Tsuen, Pat Heung, Yuen Long
Site Area	About 1,151m ²
Zoning and Outline Zoning Plan (OZP) No.	“Village Type Development” (“V”) zone on the approved Pat Heung OZP No. S/YL-PH/11 <i>[restricted to a maximum building height of 3 storeys (8.23m)]</i>
Application	Renewal of Planning Approval for Temporary Shop and Services (Motor-vehicle Showroom) and Associated Filling of Land for a Period of Three Years
Site Context and the Current Proposal	The application site (the Site) is accessible from Kam Tin Road via a local track (Plan A-1). According to the applicant, the applied use involves ten motor-vehicle display spaces and one parking space for light goods vehicle. There is no structure erected within the Site (Drawing A-1). The applied use is intended for the display and sales of both licensed and unlicensed second-hand motor-vehicles. No container vehicle and vehicle exceeding 5.5 tonnes will be allowed to enter or to be parked at the Site at all times. No dismantling, maintenance, repairing, cleaning, paint-spraying or other workshop activities will be conducted at the Site at all times. The applicant also applies for regularisation of associated filling of land for the entire Site with cement for a depth of about 0.05m, raising the site level to +31.1mPD for site formation. No further filling of land will be undertaken at the Site. The operation hours are between 9:00 a.m. and 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. The layout plan submitted by the applicant is at Drawing A-1 .

1. <u>Proposal</u>	
Last Previous Relevant Application	Application No. A/YL-PH/970 approved on 13.10.2023 for a period of three years until 13.10.2026, which was submitted by the same applicant for the same use at the same site with the same layout and development parameters. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_YL-PH_970/A_YL-PH_970_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendix I)	(a) The applied use on a temporary basis will not jeopardise the long-term planning intention of the “V” zone, and is intended to serve the potential customers in the vicinity. Samples of second-hand vehicles are displayed at the Site for customers to view before purchasing online or on-site. (b) The Site is the subject of an approved previous application (No. A/YL-PH/970). The current application involves no change to the applied use and site layout. Since the approval of the last application, no complaint related to the Site has been received from the public or government departments. The applicant has complied with all approval conditions under the previous application (A/YL-PH/970). (c) The applied use will not cause any adverse drainage, traffic or environmental impacts. All existing drainage facilities and fire service installations at the Site will be properly maintained. The latest condition record of the existing drainage facilities and the latest fire certificates (FS 251) have been submitted in support of the current application.
Compliance with the “Owner’s Consent/Notification” requirements ¹	Posted site notices and sent notice to the Pat Heung Rural Committee.

2. <u>Planning Considerations and Assessments</u>				
	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with TPB PG No. 34D ² , including:	✓		Whilst the applied use is not in line with the planning intention of the “V” zone, according to the applicant, the applied use is intended to serve the potential

¹ As set out in TPB Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) and detailed information would be deposited at the meeting for Members’ inspection.

² TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development

2. <u>Planning Considerations and Assessments</u>				
	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
	i. no material change in planning circumstances since the previous approval was granted (e.g. a change in planning policy/zoning for the area) or land uses of surrounding areas); ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development); iii. all the time-limited approval conditions under the previous approval have been complied with iv. the 3-year approval period sought does not exceed the duration of the last approval.			customers in the vicinity. Besides, District Lands Officer/Yuen Long, Lands Department advises that there is no Small House application approved or under processing at the Site. Approval of the application on a temporary basis of three years would not jeopardise the long-term planning intention of the “V” zone.
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	Nil
(c)	Any adverse departmental comments?		✓	Relevant government departments consulted have no objection to or no adverse comment on the application (Appendix II). <u>PlanD’s Assessments</u> To address the technical requirements of concerned government departments, relevant approval conditions are recommended in paragraph 4 below, and the applicant will also be advised to follow the latest ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ to minimise any potential environmental nuisance caused by the applied use on the surrounding areas.

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	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(d)	Public comments received during statutory publication period		✓	No public comment was received.

3. <u>Planning Department's View</u>
<u>No objection</u> to the application.

4. <u>Decision Sought</u>
- 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, and be renewed from <u>14.10.2026</u> to <u>13.10.2029</u>. The following conditions of approval and advisory clauses are suggested for Members' reference: <u>Approval Conditions</u> (a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period; (b) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period; and (c) if any of the above planning condition (a) or (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. <u>Advisory Clauses</u> The recommended advisory clauses are at Appendix III. - There is no strong reason to recommend rejection of the renewal application.

Attachments

Appendix I	Application Form with supporting documents received on 21.7.2026 and 24.7.2026
Appendix II	Government Departments with No Objection/No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan

PLANNING DEPARTMENT
SEPTEMBER 2026